



# For Sale

## 10310 Brodie Lane Austin, Texas 78748

Home on 5.65+/- Acres with Slaughter Creek frontage  
Sale Price: \$1,950,000.00

**Property Description:** Owner selling after thirty (30) years. A Buyer can occupy the existing home overlooking Slaughter Creek or build up to four (4) additional homes within the secluded tree covered acreage. After passing through the entry gate adjacent to Brodie Lane, travel west on the paved driveway located within the 40'+/- fenced private lane to the point where the Property widens into a tree covered 4.5+/- acre oasis (see attached survey).

**Location:** The gated entry for 10310 Brodie Lane is located on the west shoulder of Brodie Lane, approximately 4.7 miles south of US Highway 71 & US Highway 290.

**Building:** The existing three (3) bedroom, two (2) bath, pier & beam, frame, single family residence was built in 1970 and contains 1,752+/- square feet of living area. A focal point, within the living room, is the large woodburning fireplace. The residence and its expansive, multitier, wrap-around deck is prominently perched on a high-bank overlooking Slaughter Creek and its largely undeveloped valley beyond. A detached garage, plus several small free-standing equipment sheds are also located within the Property.

**Land:** The Property is a legal parcel located within Travis County. The Property is legally described as: ABS 340, SURVEY 16, HAMILTON S, ACRE 5.73, TRAVIS COUNTY, TEXAS. The attached Survey indicates that the Property contains 5.65 acres. The Property is "park-like", contains an extensive cover of Live Oaks, is mostly fenced, and slopes gently providing adequate drainage. Travis County officials have confirmed that "the Property is suitable for Commercial or Residential Use and is not subject to "Austin's Extra Territorial Jurisdiction (ETJ)".

**Flood Plains:** The Property's western boundary stretches 340+/- feet along Slaughter Creek, thus a relatively small area of the Property is located within the "AE" flood plains (see 100 & 500-year flood plain map attached). The Property is located within the "Barton Springs Zone", the "Slaughter Creek Watershed", and the "Edwards Aquifer Recharge Zone". A Buyer, interested in further developing the Property, is encouraged to review the developmental rules governing Impervious Cover, Flood Plains, and Water Quality Zones.

**Sale Price: \$1,950,000.00**



**Sam Calliham**

Harrison-Pearson Associates, Inc.  
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Austin, Texas 78756  
Mobile: (512) 517-9191  
e-mail: [sam@hpaoffice.com](mailto:sam@hpaoffice.com)

**Joe Calliham**

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All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



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**10310 Brodie Lane**  
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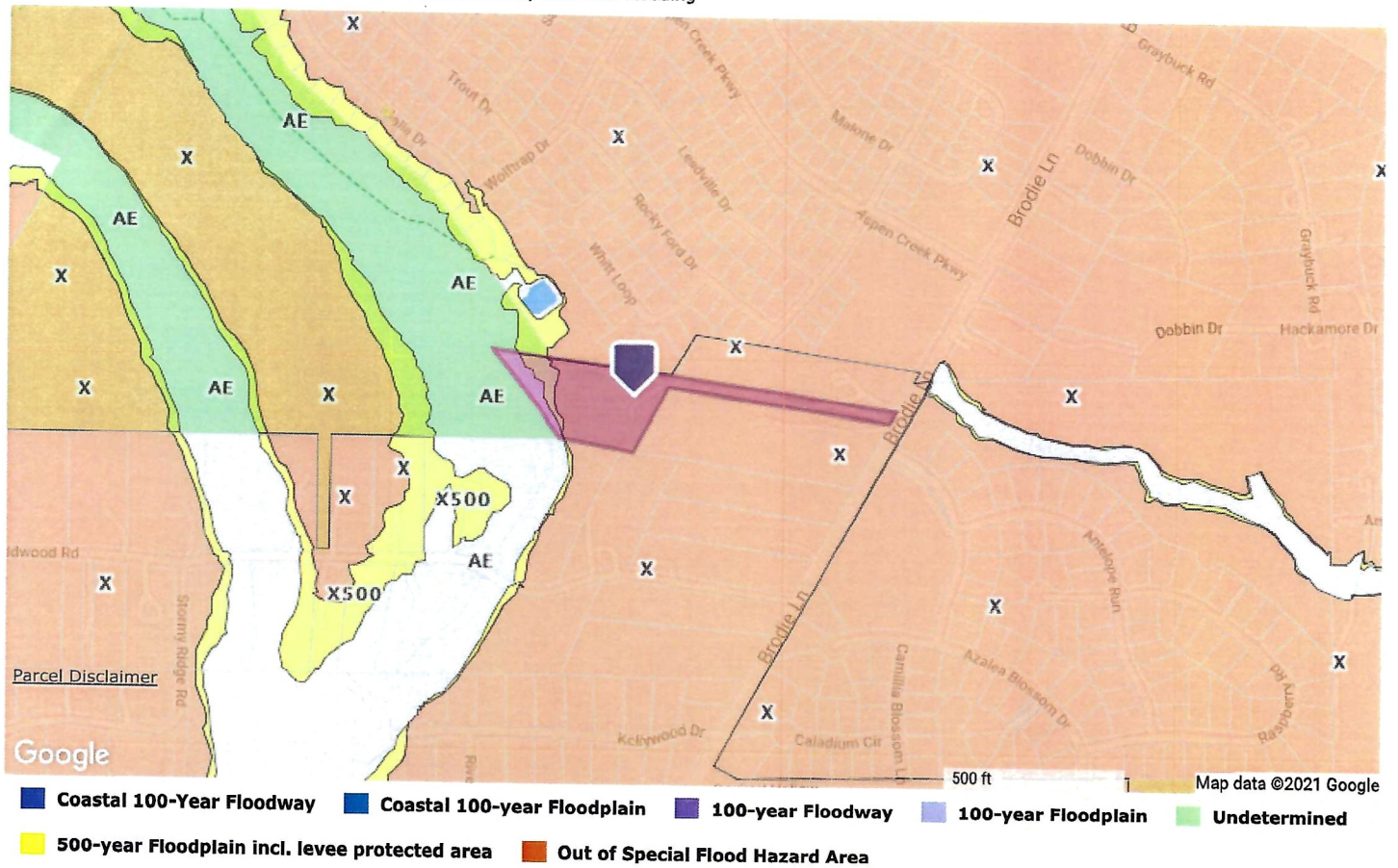


# 10310 Brodie Ln, Austin, TX 78748-1015, Travis County

## Flood Map

**Flood Zone Code:** AE  
**Flood Zone Date:** 01/22/2020  
**Flood Code Description:** Zone Ae-An Area Inundated By 100-Year Flooding

**Flood Zone Panel:** 48453C0590J  
**Special Flood Hazard Area (SFHA):** In

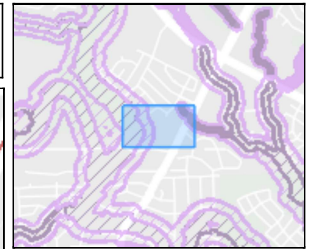
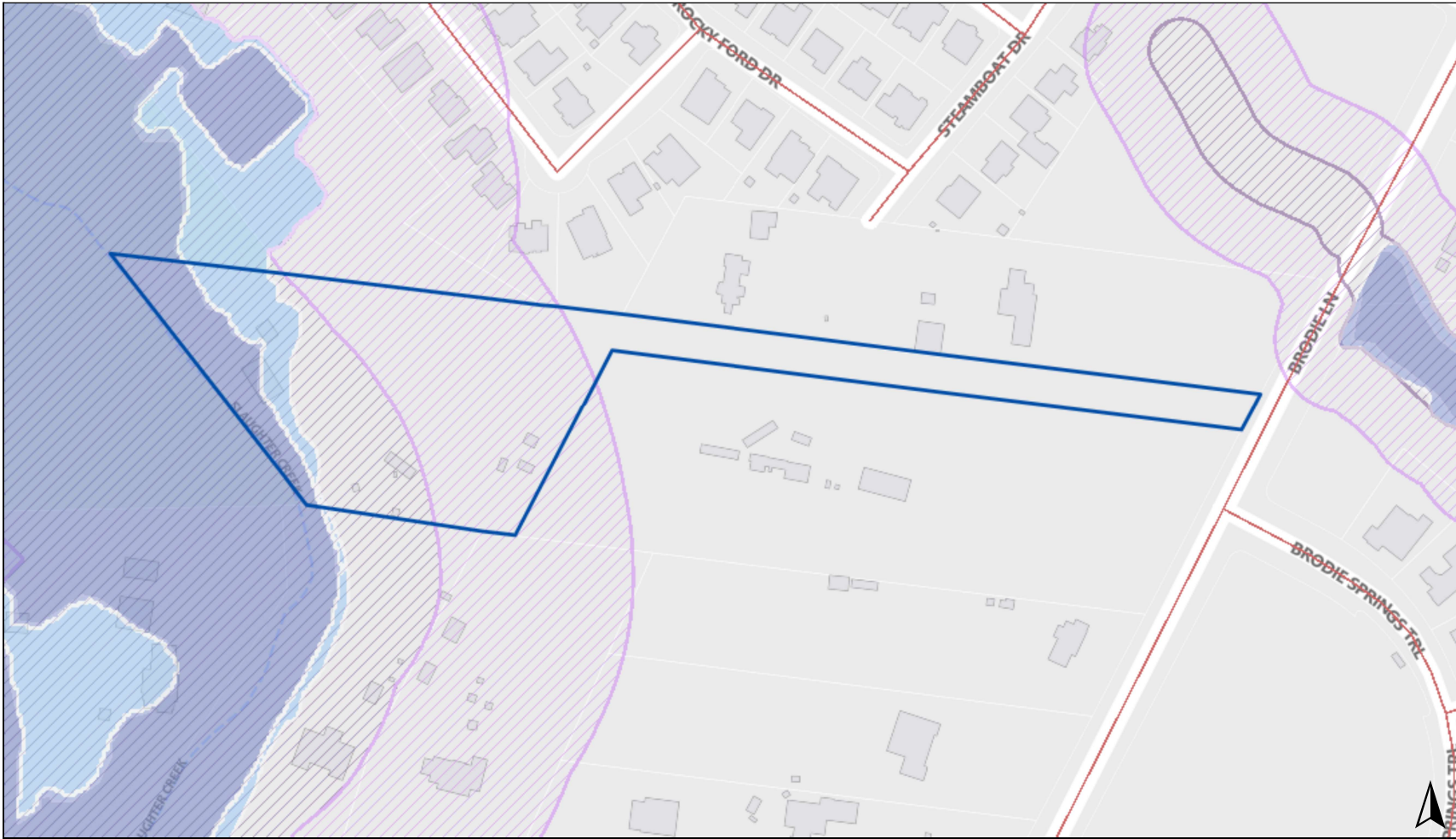


This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.



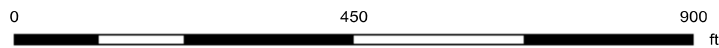
# Property Profile

10310 Brodie Lane, Austin



## Legend

- Property
  - Addresses
    -
  - Streets
    -
- Environmental 2
  - Fully Developed Floodplain
    - COA Fully Developed 25-Year
    - COA Fully Developed 100-Year
  - FEMA Floodplain
    - 100 Year (Detailed-AE)
    - 500 Year
- Environmental 3
  - Creek Buffers (CWQZ/WQTZ)
    - Critical Water Quality Zone
    - Water Quality Transition Zone



2/26/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes





**Development Services Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**April 25, 2024**

File Number: **C8I-2024-0065**

Address: **10310 BRODIE LN**

Tax Parcel I.D.# **0428300202**

Tax Map Date: **04/25/2024**

The Development Services Department Review has determined that the property described below and **as shown on the attached tax map:**

is over five acres consisting of **approximately 5.73 ACRES, out of the SAMUEL. W. HAMILTON LEAGUE, SURVEY 16, ABSTRACT 340**, in Travis County, Texas, according to the deed recorded in **Document #2001049460**, of the Travis County Deed Records on **Apr 02, 2001**, and **is eligible to receive utility service**. The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By: *Patrick Collins*

**Patrick Collins**, Representative of the Director  
**Development Services Department**







## FIELD NOTES

**A DESCRIPTION OF 5.65 ACRES TRACT OF LAND, MORE OR LESS, LOCATED IN TRAVIS COUNTY, TEXAS, SAID 5.65 ACRES TRACT BEING PART OF THE SAMUEL W. HAMILTON LEAGUE, ABSTRACT NO. 340, AS COVEYED TO PHIL N. STANLEY AND MARY J. STANLEY IN A WARRANTY DEED AS RECORDED IN DOC. NO. 2001049460, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a pk nail found at the northeast corner of this tract, same being the southeast corner of a 4.50 acres tract of land conveyed to Glenn Smith in a Warranty Deed as recorded in Doc. No. 2022180778, Official Public Records, Travis County, Texas and the west right of way line of Brodie Lane a 60' wide public right of way:

**THENCE:** S 27°47'21" W, with the west right of way line of said Brodie Lane and the most easterly line of said 5.65 acres tract, for a distance of 53.59 feet to a capped (ATS Engineers) ½" iron rod set at northeast corner of Tract A, Hess Addition, as recorded in Book 44, Pg. 16, Plat Records, Travis County, Texas, same being the southeast corner of the herein described tract:

**THENCE:** N 82°41'23" W, departing the west right of way line of said Brodie Lane, along the north line of said Hess Addition and the south line of this tract, a distance of 999.97 feet to a ½" iron rod found at the northwest corner of said Hess Addition and being a point at the interior ell corner of the herein described tract:

**THENCE:** S 27°48'51" W, with the west line of said Hess Addition and the east line of this tract, a distance of 325.13 feet to a ½" iron found at the southwest corner of said Hess Addition and same being a point in the north line of a 3.38 acres tract conveyed to Thomas C. Spell and Adelle S. Spell, by deed, as recorded in Vol. 13268, Pg. 546, Real Property Records, Travis County, Texas and being the most southeasterly corner of the herein described tract:

**THENCE:** N 82°54'08" W, with the south line of this tract, and the north line of said Spell tract, a distance of 33.56 feet to a ½" iron pipe found for the northwest corner of said Spell tract also being the northeast corner of a 3.791 acres tract conveyed to Michael C. Barrett, as recorded in Vol. 11842, Pg. 1327, Real Property Records, Travis County, Texas and being an angle point for the herein described tract:

**THENCE:** N 82°40'57" W, with the south line of this tract, and the north line of said Barrett tract, a distance of 284.95 feet to "X" mark found chiseled in rock for an angle point in the north line of said Barrett tract, same being the southeast corner of an 82.069 acres tract conveyed to the City of Austin, as recorded in Vol. 11590, Pg. 1029, Real Property Records, Travis County, Texas and being the southwest corner of the herein described tract:

**THENCE:** with the east line of said City of Austin tract and the west line of this tract the following two (2) courses and distances;

1. N 34°53'29" W, a distance of 157.59 feet to a ½" iron rod found,
2. N 39°23'43" W, a distance of 340.03 feet to a ½" iron rod found at an ell corner of said City of Austin tract, same being the northwest corner of the herein described tract:



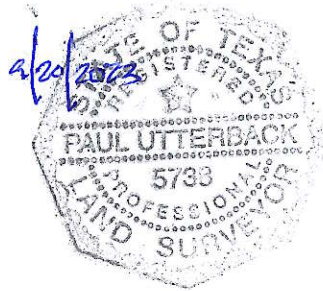
**THENCE:** S 83°01'18" E, with the north line of this tract and the south line of said City of Austin tract, a distance of 273.28 feet passing a calculated point at the southwest corner of Lot 31, Block K, Oak Creek Parke, Section Four, recorded in Book 90, Pgs. 144-147, Plat Records, Travis County, Texas, same being the most easterly corner of said City of Austin tract, continuing with the south line of said Oak Creek Parke, Section Four tract and the north line of this tract a total distance of 804.61 feet to a point at the southeast corner of Lot 7, Block K, of said Oak Creek Parke, Section Four also being the southwest corner of said Smith tract, same being an angle point in the north line of the herein described tract:

**THENCE:** S 82°42'16" E, with the south line of said Smith tract and the north line of this tract, a distance of 999.86 feet to POINT OF BEGINNING of the herein described tract and containing 5.65 acres of land, more or less.

Bearings cited hereon are based on Texas State Plane Coordinate System (NAD 83), Central Zone (Grid).



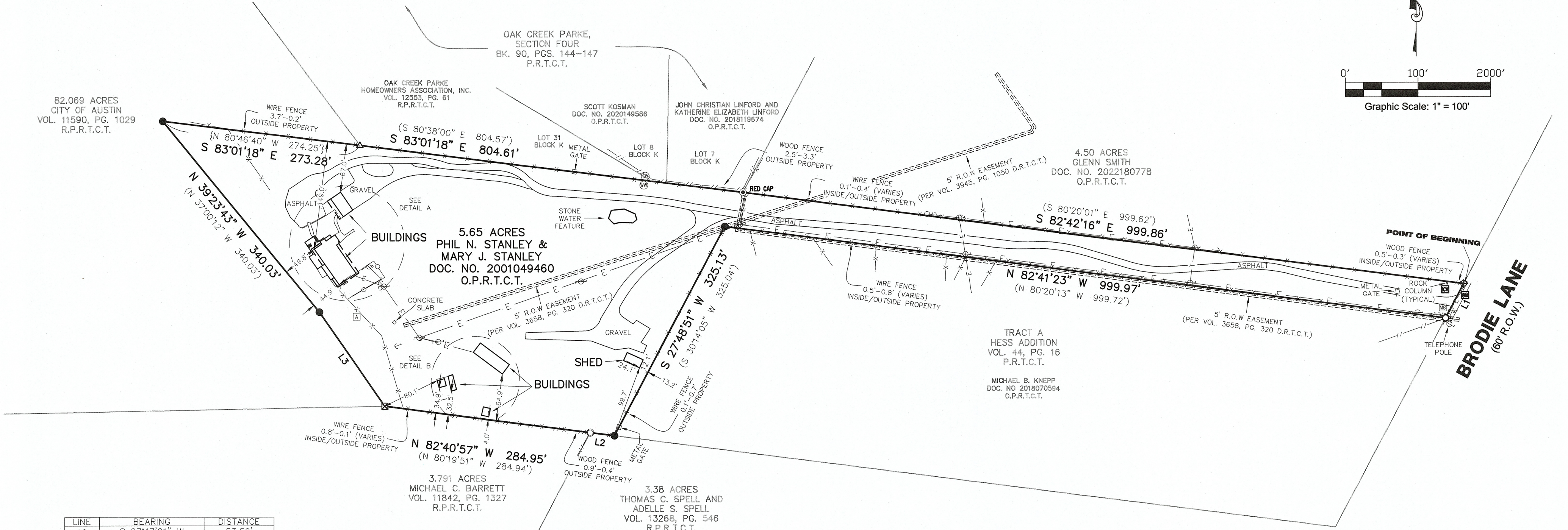
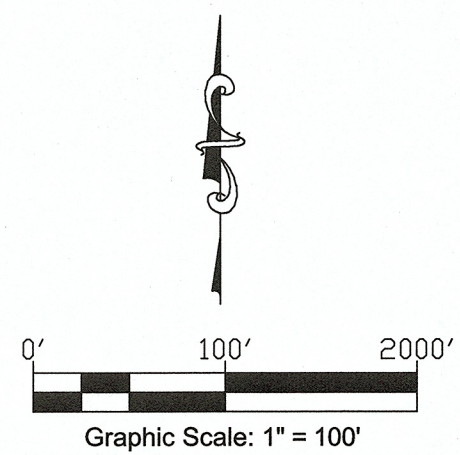
Paul Utterback  
Registered Professional Land Surveyor No. 5738  
September 20, 2023





# TITLE SURVEY

Reference: GFY INVESTMENTS 2, LLC Address: 10310 Brodie Lane, Austin, Texas  
 Being 5.65 Acres Tract of Land situated in Travis County, Texas, and being part of the Samuel W. Hamilton League, Abstract No. 340, as conveyed to Phil N. Stanley and Mary J. Stanley by a Warranty Deed as recorded in Doc. No. 2001049460, Official Public Records, Travis County, Texas.



| LINE | BEARING         | DISTANCE  |
|------|-----------------|-----------|
| L1   | S 27°47'21" W   | 53.59'    |
| (L1) | (S 30°09'00" W) | (53.37')  |
| L2   | N 82°54'08" W   | 33.56'    |
| (L2) | (N 80°18'08" W) | (33.53')  |
| L3   | N 34°53'29" W   | 157.59'   |
| (L3) | (N 32°29'44" W) | (157.57') |

**Notes:**

- 1) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).

In the performance of this survey the surveyor has relied upon Benchmark Title & First American Title Insurance Company Commitment for Title Insurance T-7, GF No. PL23-35210, effective date September 5, 2023, for all publicly recorded easements, restrictions and covenants considered for this survey, located or noted herein, the easements, covenants and restrictions shown in said commitment are listed below:

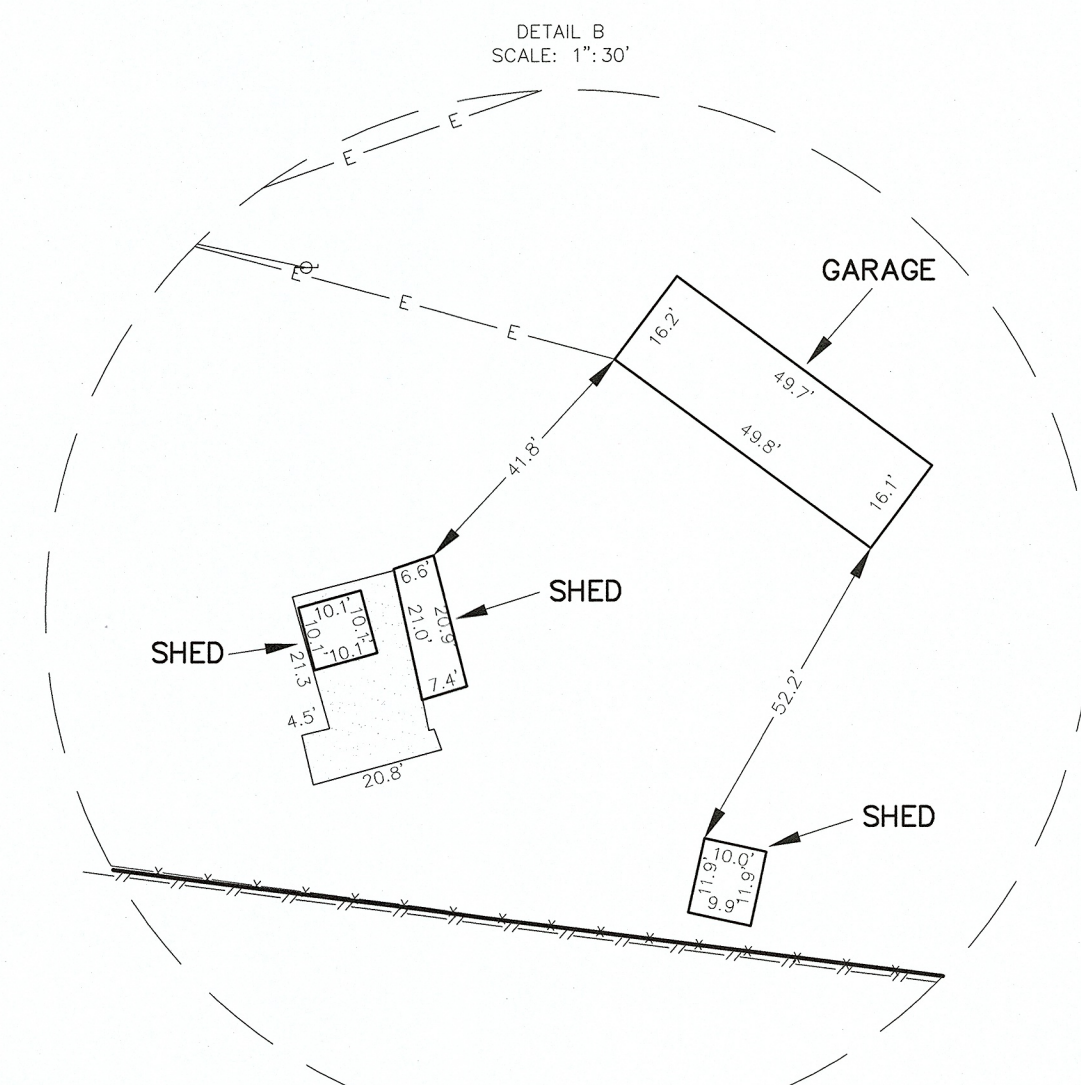
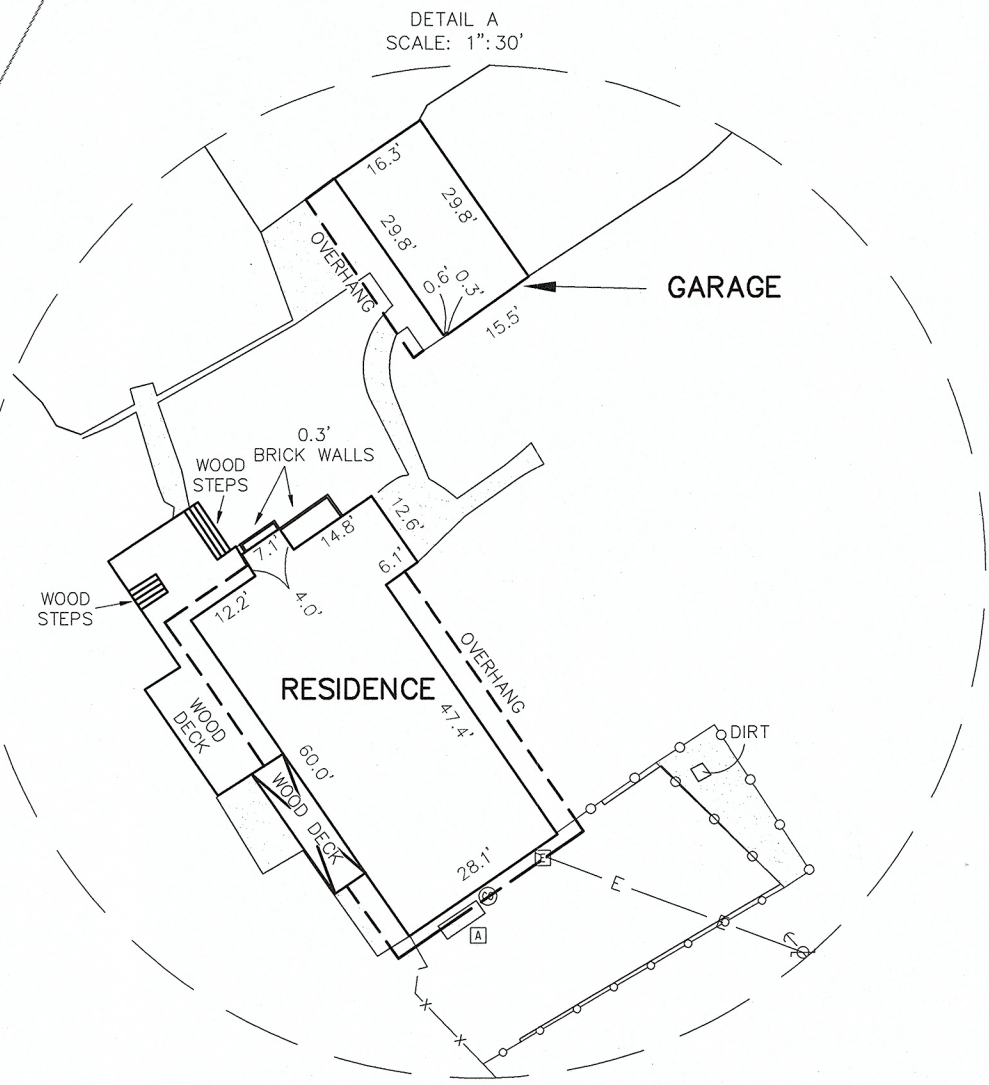
Subject to the following restrictive covenants of record itemized below: As shown and/or stated Vol. 3386, Pg. 1447 and Vol. 3614, Pg. 447, Deed Records, Travis County, Texas.

Schedule 'B', Item 10:

1. Subject to a Right of Way easement as recorded in Vol. 3658 Pg. 320, Deed Records, Travis County, Texas.
2. Subject to a Right of Way easement as recorded in Vol. 3945, Pg. 1050, Deed Records, Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*Paul Utterback*  
 Paul Utterback  
 Registered Professional Land Surveyor  
 No. 5738 - State of Texas  
 Client: Benchmark Title  
 Date of Field Work: 5/30/23, 5/31/23, 6/1/23, 6/5/23 & 9/18/23  
 Field: ECarlson  
 Tech: LSerrano & CCarter  
 Date Drawn: 6/13/23, 6/26/23 & 9/19/23  
 Path: \\server6\Surveying\Projects\BULK\ABCDEF\BrodieLn10310\Production\Dwgs\Title-BrodieLn10310-230606.dwg



| LEGEND       |  |
|--------------|--|
| ●            | 1/2" IRON ROD FOUND (OR AS NOTED)            |
| ○            | 1/2" IRON PIPE FOUND (OR AS NOTED)           |
| ⊙            | 1/2" IRON ROD FOUND W/CAP (AS NOTED)         |
| ⊙            | 1/2" IRON ROD SET "ATS ENGINEERS"            |
| ⊕            | PK NAIL FOUND                                |
| ⊗            | "X" CHISELED IN ROCK                         |
| △            | CALCULATED POINT                             |
| —            | R.O.W. RIGHT OF WAY                          |
| ▨            | COVERED AREA                                 |
| ▨            | CONCRETE                                     |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS           |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS   |
| D.R.T.C.T.   | DEED RECORDS TRAVIS COUNTY, TEXAS            |
| ( )          | RECORD INFORMATION                           |
| { }          | RECORD VOL. 11590, PG. 1029, R.P.R.T.C.T.    |
| —            | WOOD FENCE                                   |
| -X-          | WIRE FENCE                                   |
| ⊠            | METAL GATE                                   |
| ○            | CHAIN LINK FENCE                             |
| E            | OVERHEAD ELECTRIC LINE                       |
| T            | OVERHEAD TELEPHONE LINE                      |
| A            | AIR CONDITIONER                              |
| CV           | IRRIGATION CONTROL VALVE                     |
| CO           | WASTEWATER CLEANOUT                          |
| WM           | WATER METER                                  |
| PP           | POWER POLE                                   |
| →            | GUY WIRE                                     |
| E            | ELECTRIC METER                               |
| S            | SIGN   |
| WM           | WASTE WATER MANHOLE                          |
| MB           | MAILBOX                                      |





## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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| <u>Harrison Pearson Associates, Inc.</u>                              | <u>389551- 34</u> | <u>pritchard@hpaoffice.com</u>             | <u>(512)472-6201</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.       | Email                                      | Phone                |
| <u>Sam Pritchard</u>  | <u>531170</u>     | <u>pritchard@hpaoffice.com</u>             | <u>(512)472-6201</u> |
| Designated Broker of Firm   | License No.       | Email                                      | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.       | Email                                      | Phone                |
| <u>Joseph Calliham 634446 &amp; Sam Calliham</u>                      | <u>244209</u>     | <u>joe@hpaoffice.com sam@hpaoffice.com</u> | <u>(512)799-8800</u> |
| Sales Agent/Associate's Name  | License No.       | Email                                      | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Harrison-Pearson Assoc., 4014 Medical Pkwy., #100 Austin TX 78756  
Sammy Calliham

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: (512)472-6201

Fax: (512)472-6461

10310 Brodie Lane,

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)





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  - that the owner will accept a price less than the written asking price;
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|   |               |                                |                      |
|---|---------------|--------------------------------|----------------------|
| <b>Harrison-Pearson Assoc., Inc.</b>                                  | <b>389551</b> | <b>sam@hpaoffice.com</b>       | <b>(512)472-6201</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                          | Phone                |
| <b>Samuel T. Pritchard</b>  | <b>531170</b> | <b>pritchard@hpaoffice.com</b> | <b>(512)472-6201</b> |
| Designated Broker of Firm   | License No.   | Email                          | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                          | Phone                |
| <b>Sammy Lee Calliham</b>   | <b>244209</b> | <b>sam@hpaoffice.com</b>       | <b>(512)472-6201</b> |
| Sales Agent/Associate's Name  | License No.   | Email                          | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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TXR-2501

Harrison-Pearson Assoc., 4014 Medical Parkway Austin TX 78756  
Deanna Ange

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Phone: (512)472-6201 Fax: (512)472-6461

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