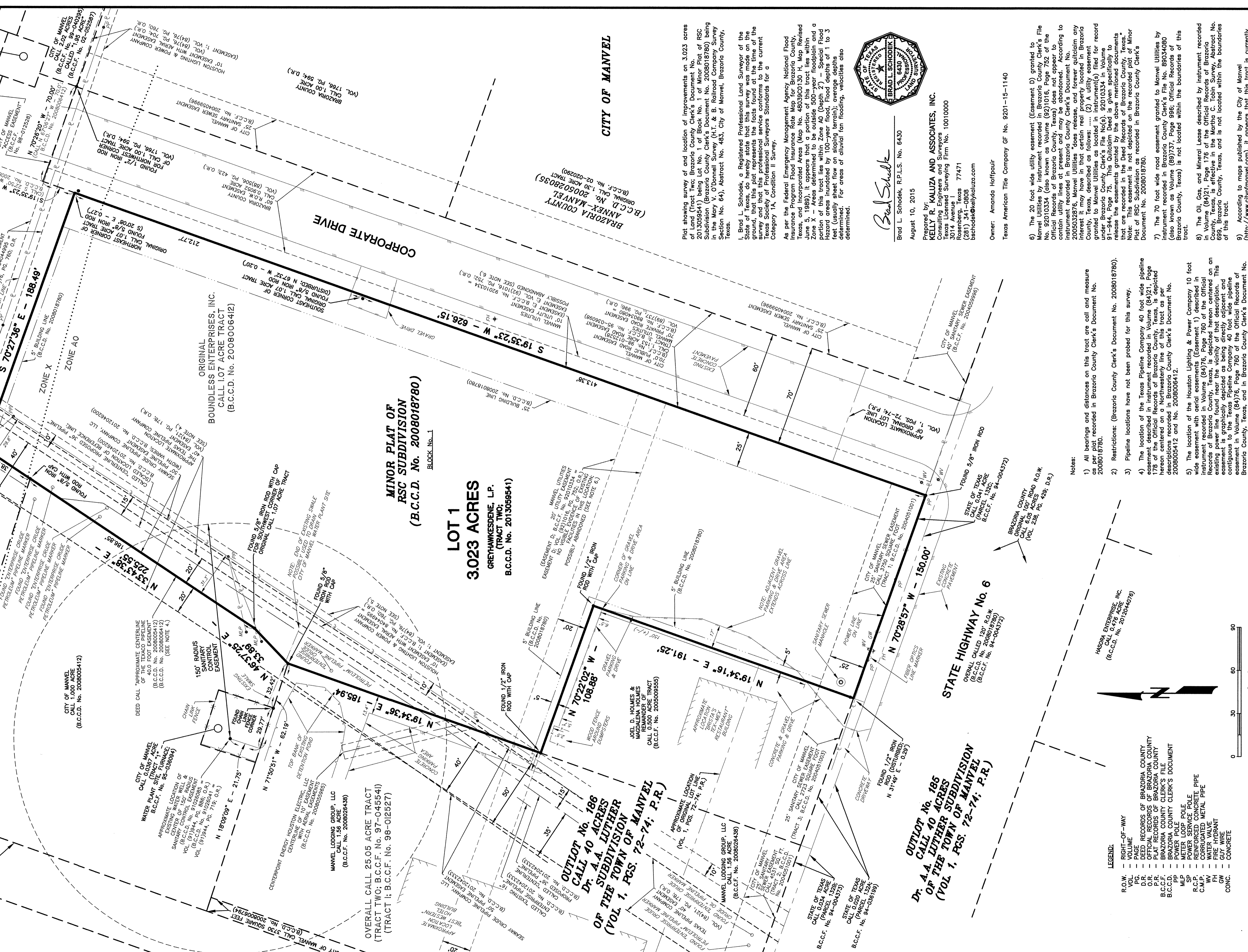


**OUTLOT No. 188  
Dr. A.A. LUTHER  
SUBDIVISION  
(VOL. 1, PGS. 72-74; P.R.)**

**MARY V. O'DONNELL SURVEY  
(H.T. & B. RAILROAD COMPANY SURVEY  
SECTION No. 64)  
ABSTRACT No. 483**

**OUTLOT No. 186  
Dr. A.A. LUTHER  
SUBDIVISION  
(VOL. 1, PGS. 72-74; P.R.)**



**LOT 1  
3.023 ACRES  
GREYHAWKESIDE, L.P.  
(TRACT TWO; B.C.C.F. No. 2013059541)  
B.C.C.D. No. 2013059541**

**MINOR PLAT OF  
RSC SUBDIVISION  
(B.C.C.D. No. 2008018780)  
BLOCK No. 1**

**OUTLOT No. 186  
Dr. A.A. LUTHER  
SUBDIVISION  
(VOL. 1, PGS. 72-74; P.R.)**

**OUTLOT No. 185  
Dr. A.A. LUTHER SUBDIVISION  
(VOL. 1, PGS. 72-74; P.R.)**

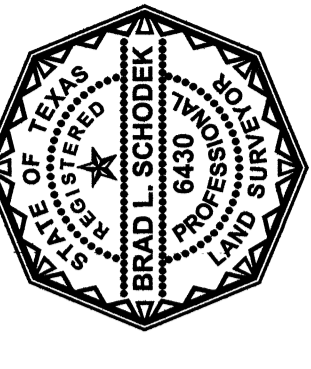
**STATE HIGHWAY No. 6  
OVERALL CALLED 150' R.O.W.  
(B.C.C.D. No. 2008018780)  
(B.C.C.F. No. 94-00-04372)**

- LEGEND:**
- RIGHT-OF-WAY
  - VOL. 1, PGS. 72-74; P.R.
  - DEED
  - D.R.
  - DEED RECORDS OF BRAZORIA COUNTY
  - P.R.
  - PLAT RECORDS OF BRAZORIA COUNTY
  - B.C.C.D.
  - BRAZORIA COUNTY CLERK'S FILE
  - B.C.C.F.
  - BRAZORIA COUNTY CLERK'S DOCUMENT
  - M.L.P.
  - METER LOOP POLE
  - P.O.
  - POWER SERVICE POLE
  - R.C.P.
  - REINFORCED CONCRETE PIPE
  - C.M.P.
  - CORRUGATED METAL PIPE
  - W.W.
  - WATER VALVE
  - F.H.
  - FIRE HYDRANT
  - G.W.
  - GUY WIRE
  - CONC.
  - CONCRETE

- Notes:**
- 1) All bearings and distances on this tract are call and measure as per plat recorded in Brazoria County Clerk's Document No. 2008018780.
  - 2) Restrictions: (Brazoria County Clerk's Document No. 2008018780).
  - 3) Pipeline locations have not been probed for this survey.
  - 4) The location of the Texas Pipeline Company 40 foot wide pipeline easement described in instrument recorded in Volume (94)21, Page 178 of the Official Records of Brazoria County, Texas, is depicted on this plat. The location of the Texas Pipeline Company 40 foot wide pipeline easement is graphically depicted as being directly adjacent and contiguous to the Texas Pipeline Company 40 foot wide pipeline easement, in Volume (84)76, Page 760 of the Official Records of Brazoria County, Texas, and in Brazoria County Clerk's Document No. 2008018780.
  - 5) The location of the Houston Lighting & Power Company 10 foot wide easement with aerial easements (Easement 1) described in instrument recorded in Volume (84)76, Page 760 of the Official Records of Brazoria County, Texas, is depicted on this plat. This easement is graphically depicted as being directly adjacent and contiguous to the Texas Pipeline Company 40 foot wide pipeline easement, in Volume (84)76, Page 760 of the Official Records of Brazoria County, Texas, and in Brazoria County Clerk's Document No. 2008018780.

Plat showing survey of and location of improvements on 3.023 acres of Land (Tract Two) Brazoria County Clerk's Document No. 2013059541 being Lot No. 1 of Block No. 1 of Minor Plat of RSC Subdivision (Brazoria County Clerk's Document No. 2008018780) being in the Mary V. O'Donnell Survey (H.T. & B. Railroad Company Survey Section No. 64), Abstract No. 483, City of Manvel, Brazoria County, Texas.

I, Brad L. Schodak, a Registered Professional Land Surveyor of the State of Texas, do hereby state that this survey was made on the ground, that this plat represents the facts found at the time of the survey and that I am a duly Licensed Professional Surveyor for the current term of my license, and that I am in compliance with the Texas Surveyors Standards for Category 1A, Condition II Survey.



*Brad Schodak*  
Brad L. Schodak, R.P.L.S. No. 6430  
August 10, 2015  
Prepared by:  
**KELLY R. KALUZA AND ASSOCIATES, INC.**  
Surveying, Engineering and Surveying  
Texas Licensed Surveying Firm No. 10010000  
3014 Avenue I  
Rosenberg, Texas 77471  
baroad@kalyazu.com

Owner: Amanda Hoffpaar  
Texas American Title Company GF No. 9201-15-1140

- 6) The 20 foot wide utility easement (Easement D) granted to Manvel Utilities by instrument recorded (92)1038, Page 752 of the Official Records of Brazoria County, Texas, does not appear to contain utility lines at present and may be abandoned. According to instrument recorded in Brazoria County Clerk's Document No. 2005032876, Manvel Utilities does release, and forever quitclaim any interest it may have in that certain real property located in Brazoria County, Texas, and Manvel Utilities as follows: "... (2) A utility easement under Brazoria County Clerk's File No(s), 92010334, in Volume 91-944, Page 75. This Quitclaim Deed is given specifically to release the easements granted by the above mentioned documents that are recorded in the Deed Records of Brazoria County, Texas. A portion of the easement is not depicted on the recorded plat of Minor Plat of RSC Subdivision, is not depicted in the recorded plat of Minor Plat of RSC Subdivision, and is not depicted in Brazoria County Clerk's Document No. 2008018780.
- 7) The 70 foot wide road easement granted to Manvel Utilities by instrument recorded in Brazoria County Clerk's File No. 89034080 (Also known as Volume (89)737, Page 996; Official Records of this Brazoria County, Texas) is not located within the boundaries of this tract.
- 8) The Oil, Gas, and Mineral Lease described by instrument recorded in Volume (84)21, Page 178 of the Official Records of Brazoria County, Texas, is effective in the Martha C. Lohm Survey, Abstract No. 483, in Brazoria County, Texas, and is not located within the boundaries of this tract.
- 9) According to maps published by the City of Manvel (<http://www.cityofmanvel.com>), it appears that this tract is currently zoned LC (Light Commercial District) and State Highway 6 Overlay District. Development restrictions may apply.

