



I, Matthew J. Probstfeld, hereby certify to Boyce Vitek, Ltd., JP Morgan Chase Bank (Partners), and to LandAmerica Partners Title Company, that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise, and that this survey substantially complies with the requirements of a Category 1A, Condition B Survey.

EMAIL COPY

MATTHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4885
Job # 791-001 Road

LEGEND

LL	Gr	Gr	Gr
EA	EA	EA	EA
underground	under	under	under
solid	solid	solid	solid
solid	solid	solid	solid

Fonville Drive
60' R. O. W.

NOTES

- 1) All bearings are referenced to the meridian in the Report of Windmill Lakes, Section One, an addition to Harris County, Texas, according to the map or plat thereof recorded in Volume 512, Page 122 of the Map Records of Harris County, Texas.
- 2) Surveying services provided by Ray Hanes, 6671 88th Avenue, Suite 200, Houston, TX 77054.
- 3) This survey was performed in accordance with the commitment issued by LandAmerica Partners Title Insurance Company, of No. 277000000, with an effective date of August 31, 2005.
- 4) BY GEORGE B. FLETCHER, CIVIL ENGINEER. A portion of the above shown street D025 is within the designated 100-foot Road Right-of-Way (R.O.W.) for the Road. Emergency Stoppage Agency Road Insurance rate may be 48220/0008 or 48220/0009, (Chapter 61, § 2).
- 5) BY GEORGE B. FLETCHER, CIVIL ENGINEER. (Thermal Storm Alarm Recovery Project) data available for the area of time of survey. Profiles of adjacent lots 12 and 13 within the reserved 10' easement according to map no. 48220/0008 or 48220/0009, (Chapter 61, § 2).
- 6) The one-foot reserve shown above for better separation being dedicated to the public in fee as a buffer between the site or lot of abutment shown above and adjacent abutting lots. The condition of said dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereafter become vested in the public. Great right-of-way easements and the 10' buffer shall revert to and remain in the dedication, in fee, origin, or succession.
- 7) Subject tract has direct drive access to East Haven Road, and Windmill Lakes Boulevard, both being public right-of-way.
- 8) Easement granted to Houston Lighting & Power Company as set out in instrument recorded under Clerk's File No. 125-282 of the Public Records, Harris County, Texas, and County 30' easement recorded under Clerk's File No. 125-282 of the Public Records, Harris County, Texas.
- 9) Easement for utilities and landscaping set forth under instrument recorded under Clerk's File No. 125-282 of the Public Records of Harris County, Texas, being described as a blanket easement for the installation and maintenance of utilities to serve approximately 400 units in connection for landscape maintenance being located between the property the end the building setback line.
- 10) Easement granted to LandAmerica Partners Company as set out in instrument recorded under Clerk's File No. 125-072 of the Public Records of Harris County, Texas. (Shown above)
- 11) Not subject to those certain easements and encroachments as set forth and described in Article 8 of Subchapter A, § 8.2, together with those certain utility and conservation easements and easements as recorded in Article 16, Subchapter 1 through 7, inclusive, as recorded under Clerk's File No. 124123 of the Public Records of Harris County, Texas.
- 12) Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Existing easements and zoning building setback lines (if any) are not shown.
- 13) Except as shown, all visible utilities serving the subject property enter through adjoining streets or easements of record.

PLAT OF PROPERTY FOR:
Boyce Vitek, Ltd.
at Windmill Lakes Blvd. at East Haven Rd.
Date: 11/8/06 Revised:

PROBSTFELD & ASSOCIATE
PROFESSIONAL LAND SURVEYORS

21830 Kingland Blvd., Suite 108 Katy, Texas 77490 Office (281) 828-0034

MRS. R. BOATRIGHT SURVEY
ABSTRACT 1431
HARRIS COUNTY, TEXAS

BLOCK 1
LONGBOAT KEY
APARTMENTS
REPLAT NO. 1
(FC# 65313+ HCMR)