



BONANZA ROAD  
(70' R.O.W.)

*Arthur Anderson*

*Lisa Anderson*

Miranda Lee Anderson on 5-23-08

**NOTES:**

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY LANDAMERICA CHARTER TITLE COMPANY UNDER GF No. 1086000091X.
  - 2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY, THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  - 3.) SUBJECT TO UNDERGROUND ELECTRIC SERVICE AGREEMENT PER HCCF No. F786455.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES
- ALL BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.

SCALE: 1" = 30'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA, LOCATED IN ZONE "X", AS PER MAP 48201C1080L, DATED: 06/18/07.  
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT 165		SUBDIVISION CLEAR LAKE CITY	
BLOCK 20	SECTION 3	RECORDATION VOLUME 106, PAGE 1, HCMR	
COUNTY HARRIS	STATE TEXAS	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 23rd DAY OF APRIL, 2008.	
LENDER Co. -			
TITLE Co. LANDAMERICA CHARTER TITLE COMPANY			
PURCHASER MIRANDA LEE ANDERSON			
ADDRESS 1926 BONANZA ROAD HOUSTON, TEXAS			



TEL (713) 722-7541 FAX (713) 722-7613

JOB No.	08-1921B
G.F. No.	1086000091X
FIELD WORK	04/23/08 MY
DRAFTED BY	04/25/08 VJ
CHECKED BY	04/25/08 DS
KEY MAP	618L
REVISION	-



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 2-17-2017

GF No. \_\_\_\_\_

Name of Affiant(s): Stephen J Wethington, Nancy C Wethington

Address of Affiant: 1926 Bonanza Rd, Houston, TX 77062

Description of Property: LT 165 BLK 20 CLEAR LAKE CITY SEC 3

County Harris, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since \_\_\_\_\_ there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) shed has been removed

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

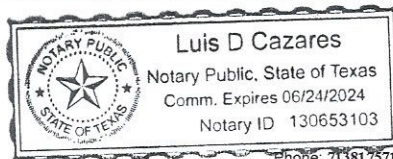
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Stephen J Wethington  
Stephen J Wethington

Nancy C Wethington  
Nancy C Wethington

SWORN AND SUBSCRIBED this 22<sup>nd</sup> day of May, 2021

[Signature]  
Notary Public



(TXR-1907) 02-01-2010