

SCALE 1" = 40'

TRACT TWO
(CALLED 3.306 ACRES)
ELIZABETH SUE BERTRAND
VOL. 918, PG. 347 O.P.R.C.C.

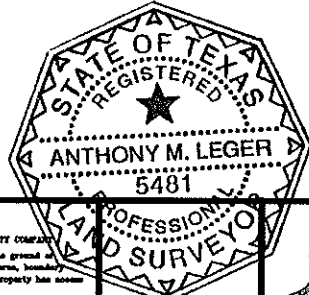
TRACT ONE
(CALLED 5.818 ACRES)
ELIZABETH SUE BERTRAND
VOL. 918, PG. 347 O.P.R.C.C.

2.948 ACRES OF LAND
PART OF LOT 11, B.L.K. 11 OF
WINNIE SUBURBS SUBDIVISION
OF THE JAMES HOGGATT LEAGUE
ABSTRACT NO. 14, CHAMBERS COUNTY, TEXAS

WINNY AHWARDO
VOL. 202, PG. 428 O.P.R.C.C.
(CALLED 3) ACRES

WINNY AHWARDO
VOL. 116, PG. 23 O.P.R.C.C.
(CALLED 2) ACRES

FEMA Flood Zone: C
Community Panel No.: 480118-0245-B
Panel Date: 8/15/83



2.948 ACRES OF LAND
PART OF LOT 11, B.L.K. 11
WINNIE SUBURBS SUBDIVISION
OF THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14
CHAMBERS COUNTY, TEXAS

BEING 2.948 acres of land out of and a part of Lot 11, Block 11, Winnie Suburbs Subdivision of the James Hoggatt League, Abstract No. 14, recorded in Volume 18, Page 501, Deed Records, Chambers County, Texas, being the area land conveyed to Christopher Brad Vratis, recorded in Volume 1228, Page 185, Official Public Records, Chambers County, Texas; and 2.948 acre tract being more fully described by metes and bounds as follows, to wit:

COMMENCING at a railroad spike found on the centerline intersection of an improved roadway known as Buccaneer Drive and an improved roadway known as Meneley Road; said railroad spike being the common corner of Blocks 11, 12, 17 and 18 Winnie Suburbs Subdivision;

THENCE, Plat Bearing = North, on the centerline of said Meneley Road, a distance of 824.32' (Called 824.32') to a point for corner for the POINT OF BEGINNING on the East line of said Lot 11; said point for corner being the Northeast corner of a (Called 2) acre tract of land conveyed to Nancy Ahwardo, recorded in Volume 118, Page 75, Official Public Records, Chambers County, Texas, the Southeast corner of a 10' wide roadway easement described in the deed of a (Called 1.45) acre tract of land conveyed to George S. Stobart III and Christine Stobart, recorded in Volume 140, Page 358, Official Public Records, Chambers County, Texas, and the Southeast corner of the herein described tract;

THENCE, North 89 deg. 58 min. 05 sec. West (Called North 89 deg. 57 min. 54 sec. West), on the North line of the (Called 2) acre tract and a portion of the North line of a (Called 5) acre tract of land conveyed to Nancy Ahwardo, recorded in Volume 202, Page 428, Official Public Records, Chambers County, Texas, a distance of 39.92' (Called 39.92') passing a 1/2" steel rod, capped and marked "SOUTEX", found on the opposite West right of way line of said Meneley Road; continuing for a total distance of 828.68' (Called 828.68') to a 1/2" steel rod, capped and marked "FABST", found for the Southeast corner of a (Called 3.306) acre tract of land conveyed to Elizabeth Sue Bertrand, recorded in Volume 918, Page 347, Official Public Records, Chambers County, Texas; said 1/2" steel rod being the Southwest corner of the herein described tract;

THENCE, North 00 deg. 02 min. 42 sec. West (Called North 00 deg. 01 min. 33 sec. West), on the East line of the (Called 3.306) acre tract, a distance of 243.82' (Called 243.82') to a 1/2" steel rod found for the Northwest corner of the (Called 3.306) acre tract on the South line of a (Called 5.818) acre tract of land conveyed to Elizabeth Sue Bertrand, recorded in Volume 918, Page 347, Official Public Records, Chambers County, Texas, same being the centerline of an East-West 40' wide private road easement described in the deed of a (Called 5.9) acre tract of land conveyed to George S. Stobart III, recorded in Volume 202, Page 428, Official Public Records, Chambers County, Texas; said 1/2" steel rod being the Northwest corner of the herein described tract;

THENCE, South 89 deg. 59 min. 42 sec. East (Called South 89 deg. 59 min. 01 sec. East), on the South line of the (Called 5.818) acre tract and the centerline of said 40' wide private road easement, a distance of 486.63' (Called 486.63') passing a 1/2" steel rod found on the opposite West right of way line of said Meneley Road; continuing for a total distance of 526.65' (Called 526.65') to a point for corner on the centerline of said Meneley Road, same being the East line of said Lot 11; said point for corner being the Northwest corner of the herein described tract, from which a railroad spike found for the common corner of Blocks 10, 11, 16, and 17, Winnie Suburbs Subdivision on the centerline intersection of said Meneley Road and an improved roadway known as Leblanc Road bears North, a distance of 1511.85' (Called 1511.85');

THENCE, South, on the centerline of said Meneley Road and the East line of said Lot 11, a distance of 244.06' (Called 244.06') to the POINT OF BEGINNING and containing 2.948 acres of land, more or less, of which 0.2241' (Called 0.2238) acre of land lies within the apparent right of way of said Meneley Road.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on August 26, 2011.

Christopher B. Vratis
LS-11-0493

LEGEND
E.M. = ELECTRIC METER
O.H.E. = OVERHEAD ELECTRIC
A/C = AIR CONDITIONER
P.C. = POWER POLE
U.G.E. = UNDERGROUND ELECTRIC

G.F. #: CB1106638

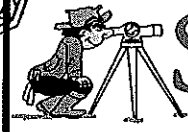
SUBVISOR'S NOTES:
1. ROCK DRIVE IS OVER P.L. 9.2' (FRONT)

TITLE COMMITMENT EFFECTIVE: 7/28/11

DESCRIPTION OF SERVICE: LOCATE CORNERS AND SHOW IMPROVEMENTS
SURVEYOR'S CERTIFICATION:
I, the undersigned, do hereby certify that this survey was made on the day of 8/23/11 made on the ground and that there are no discrepancies, shortages of area, boundaries, easements, encroachments, or over-lapping of improvements except as shown herein, and that said property has access to and from a dedicated roadway.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

PROFESSIONAL LAND SURVEYOR



SOUTEX SURVEYORS

5757 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.985.2004
Fax. 409.985.2005
soutexsurveys.com

2.948 ACRES OF LAND, PART OF LOT 11, B.L.K. 11,
WINNIE SUBURBS SUBDIVISION OF THE JAMES HOGGATT
LEAGUE, ABSTRACT NO. 14, RECORDED IN VOL. 11, PG. 591,
DEED RECORDS, CHAMBERS COUNTY, TEXAS

PROJECT
CHRISTOPHER B. VRATIS
938 MENELEY ROAD
WINNIE, TEXAS 77665

PROJECT NO: 11-0493
SCALE: 1" = 40'
PRINT DATE: 8/31/11
DRAWN BY: R. CREEL
CHECKED BY: BL
APPROVED BY: AML
SHEET 1 OF 1

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

Date: August 21, 2023 GF No. _____
Name of Affiant(s): Brittney Petters, Dustin Petters
Address of Affiant: 938 Meneley Rd, Winnie, TX 77665
Description of Property: 14-11-11-1 WINNIE SUBURBS
County Chambers, 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 June 7, 2019 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): Above ground pool has been removed from the property. Wood deck that was adjacent to it is still in place.

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.

Brittney Petters

SWORN AND SUBSCRIBED this 22nd day of August, 20 23.

Jennifer Diaz
Notary Public
(TXR 1907) 02-01-2010

