

PART OF LOT 9, BLK. 11,
WINNIE SUBURBS SUBDIVISION
VOL. H, PG. 591
M.R.C.C.

PART OF LOT 9, BLK. 11,
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3.396 ACRES OF LAND
PART OF LOTS 9 & 11, BLK. 11,
WINNIE SUBURBS SUBDIVISION,
JAMES HOGGATT LEAGUE,
ABST. NO. 14,
CHAMBERS COUNTY, TEXAS

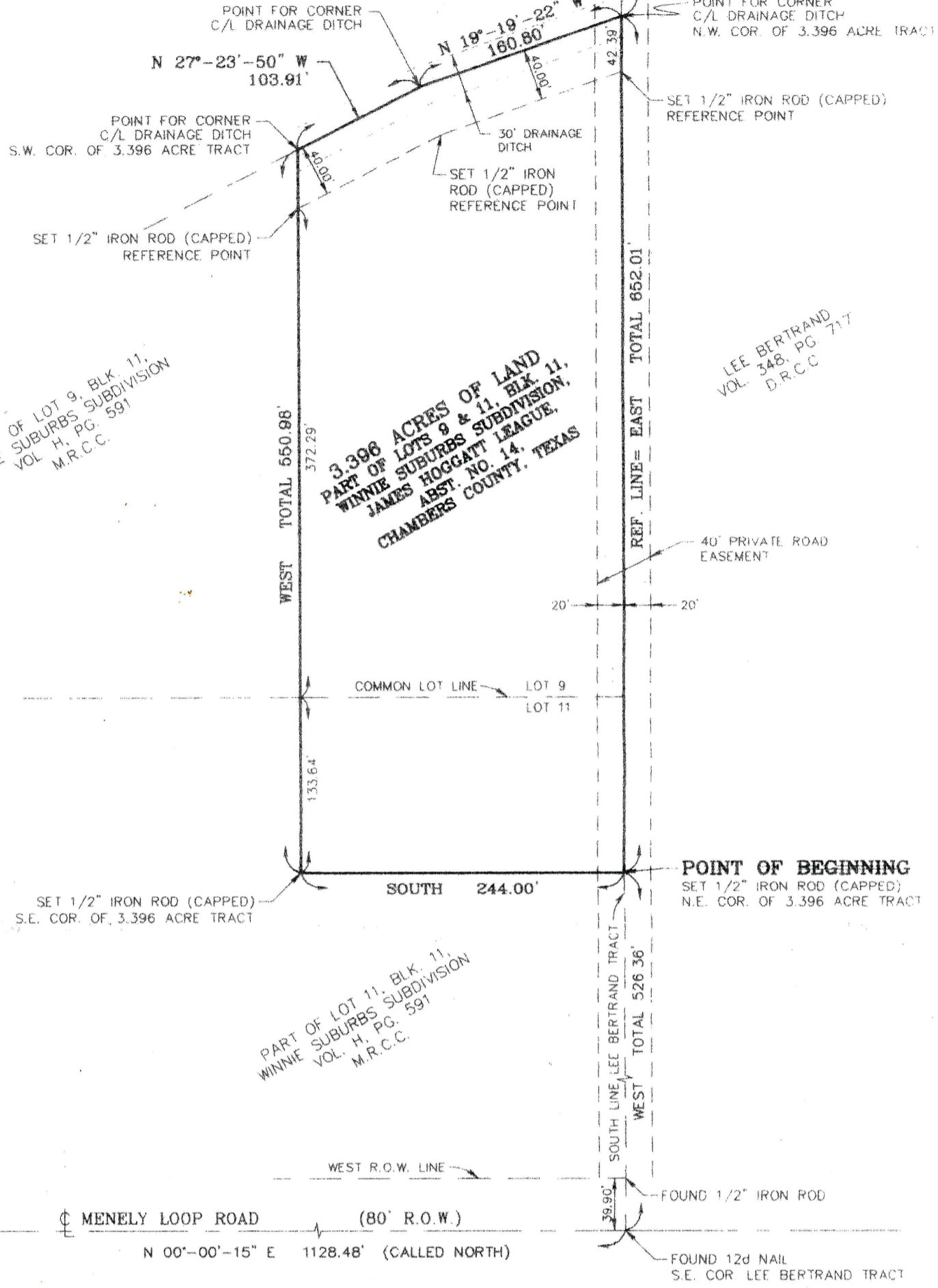
LEE BERTRAND
VOL. 348, PG. 717
D.R.C.C.

BUCCANEER DRIVE
A.K.A. LE BLANC ROAD (60' R.O.W.)

MENELY LOOP ROAD (80' R.O.W.)

POINT OF COMMENCING
FOUND R.R. SPIKE & BUCCANEER DRIVE
S.E. COR. BLK. 11, WINNIE SUBURBS SUBDIVISION

POINT OF BEGINNING
SET 1/2" IRON ROD (CAPPED)
N.E. COR. OF 3.396 ACRE TRACT

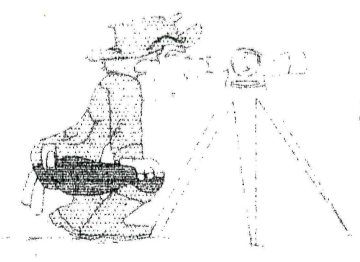


Census Tract: 1103-00-1
 FEMA Flood Zone: B
 Community Panel NO.: 480119 0250 B
 Panel Date: 6/15/83

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DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS
 undersigned does hereby certify that this survey was this day 02OCT2000 made on the ground of property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right of way, except as shown on, and that said property has access to and from a dedicated roadway.

Howard L. Martin
 HOWARD L. MARTIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4078



SU

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

Date: 09/21/2023 GF No. _____
Name of Affiant(s): Brittney Petters, Dustin Petters
Address of Affiant: 938 Meneley Rd, Winnie, TX 77665
Description of Property: 14-11-11-2-2-1 WINNIE SUBURBS, Tax Parcel ID #37602
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 January 28, 2021 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.

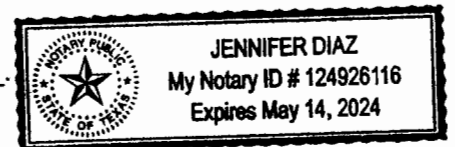
EXCEPT for the following (If None, Insert "None" Below): None

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 September, 20 23.

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



37602, Winnie, TX, Chambers County

APN: 37602 CLIP: 2906057796

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	147,930	N/A	FARMS	

OWNER INFORMATION			
Owner Name	Petters Brittney Lee	Tax Billing City & State	Winnie, TX
Owner Name 2	Dustin Dwayne	Tax Billing Zip	77665
Carrier Route	R001	Tax Billing Zip+4	7774
Tax Billing Address	938 Meneley Rd		

LOCATION INFORMATION			
School District Name	East Chambers ISD	Census Tract	7104.01
Township	Winnie	Flood Zone Code	X
MLS Area	CHAMBERS COUNTY EAST	Flood Zone Date	05/04/2015
Market Area	CHAMBERS COUNTY EAST	Flood Zone Panel	48071C0270E

TAX INFORMATION			
Parcel ID	37602	% Improved	3%
Parcel ID	665001401101100020210	Exemption(s)	Agricultural
Parcel ID	0037602	Tax Area	33
Legal Description	14-11-11-2-2-1 WINNIE SUBURBS		
M.U.D. Information	62		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$41,970	\$1,630	\$1,630
Assessed Value - Land	\$40,750	\$410	\$410
Assessed Value - Improved	\$1,220	\$1,220	\$1,220
YOY Assessed Change (\$)	\$40,340	\$0	
YOY Assessed Change (%)	2,474.85%	0%	
Market Value - Total	\$41,970	\$39,590	\$39,590
Market Value - Land	\$40,750	\$38,370	\$38,370
Market Value - Improved	\$1,220	\$1,220	\$1,220
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$35		
2021	\$35	\$0	0.09%
2022	\$891	\$856	2,438.24%

Jurisdiction	Tax Rate	Tax Amount
Chambers County	.49155	\$206.30
East Chambers ISD	1.26795	\$532.16
Trinity Bay Conservation Dist	.36447	\$152.97
Total Estimated Tax Rate	2.124	

CHARACTERISTICS			
Land Use - CoreLogic	Farms	Lot Sq Ft	147,930
Land Use - County	Farm-Rnch-Res Imp On Rur Land	# of Buildings	1
Lot Acres	3.396		

FEATURES			
Feature Type	Unit	Size/Qty	Value
Shed-2	S	480	\$1,020
Shed-2	S	96	\$200

LAST MARKET SALE & SALES HISTORY	
Recording Date	11/14/2000
Nominal	Y

Buyer Name	Bertrand Lee
Seller Name	Bertrand Lee
Document Number	477-103
Document Type	Deed (Reg)