

RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)

Date: June 28, 2021 GF# TC2184734

Name of Affiant(s): Suncoast Property Management, Inc.

Property Description: 8695 Michael Lane, Santa Fe, TX 77510

Legal Description:

Being a 1.447 acre tract of land out of Outlot 481 of Alta Loma, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9 and transferred to Plat Record 10, Map No. 21, both in the Office of the County Clerk of Galveston County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod set for the northeast corner of the herein described tract, same being a point on the east line of said Outlot 481 and west line of a 40 foot wide platted roadway (not open), said point being south, a distance of 4.70 feet from the northeast corner of said Outlot;

THENCE South along the east line of said Outlot 481 and said west right-of-way line, a distance of 235.30 feet to a 3/8 inch iron rod found for the southeast corner of the herein described tract;

THENCE South 70 deg. 43 min. 06 sec. West, a distance of 458.63 feet to a 3/8 inch iron rod set for the southwest corner of the herein described tract, same being a point on the east right-of-way line of Michael Street (based on 60 feet in width);

THENCE North 00 deg. 14 min. 30 sec. West, along said east right-of-way line, a distance of 39.46 feet to a 3/8 inch iron rod set for corner, said point being the beginning of a non-tangent cul de sac curve to the left having a radius of 80.00 feet;

THENCE along said right-of-way and said non tangent curve to the left with a radius of 80.00 feet and a chord bearing and distance of North 40 deg. 05 min. 52 sec. East, 74.18 feet for an arc distance of 77.13 feet to a 3/8 inch iron rod set for the northwest corner of the herein described tract;

THENCE North 52 deg. 58 min. 46 sec. East, a distance of 482.56 feet to the place of beginning and containing 1.447 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

“Title Company” as used herein is the Title Insurance Company whose policy of title insurance is issue 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 duly 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 Company may make exceptions to the coverage of the title insurance as 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 3/19/2020, 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 or the title insurance 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.

Suncoast Property Management, Inc.

By: 
 Joe Walters, President

STATE OF TEXAS
COUNTY OF Galveston

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SWORN TO, SUBSCRIBED AND ACKNOWLEDGED BEFORE ME, by the said Joe Walters, President of Suncoast Property Management, Inc., this the 06/28/2021



Notary Public, State of Texas



6/28/21

Buy Leaseback

Notes:
 According to FIRM Community Panel No. 48167C0380G, dated 08/15/2019,
 this property lies in Flood Zone shaded Zone "X". Surveyor makes no
 representation as to whether or not this property may flood.
 Basis of bearings is the right of way of Michael Street, as described and
 Other matters or encumbrances affecting the subject property, if any, are not
 shown.



Christopher Trusky
 Land Survey Co. LLC
 P.O. Box 128, Kemah TX 77565
 Firm Reg. No. 10045700
 281-338-4008

SURVEY OF A 1.447 ACRE TRACT OF LAND OUT OF OUTLOT 481 OF ALTA
 LOMA, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
 THEREOF RECORDED IN VOLUME 113, PAGE 9, IN THE OFFICE OF THE
 COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
 And being more fully described by metes and bounds on attached Exhibit "A".
 I, Christopher Trusky, Registered Professional Land Surveyor in the State of
 Texas, hereby certify that this plat represents a survey made on the ground
 under my direction and supervision on March 19, 2020. At the time of this
 survey there were no encroachments, conflicts or protrusions apparent on the
 ground, EXCEPT AS SHOWN. THIS SURVEY IS CERTIFIED FOR THIS
 TRANSACTION ONLY.

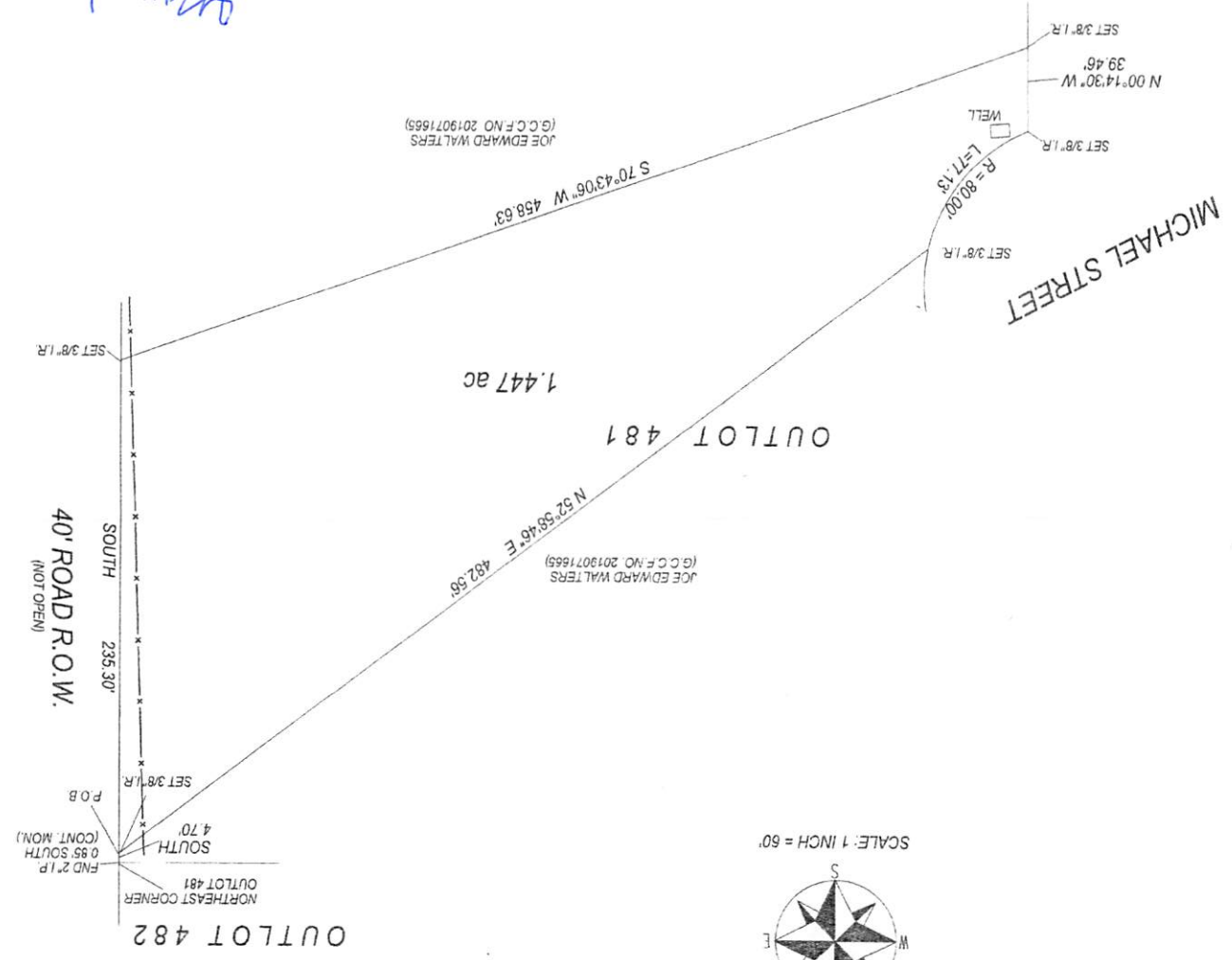
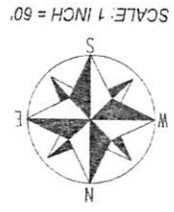


EXHIBIT "A"

A 1.447 ACRE TRACT OF LAND OUT OF OUTLOT 481 OF ALTA LOMA, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 9 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A POINT ON THE EAST LINE OF SAID OUTLOT 481 AND WEST LINE OF A 40' WIDE PLATTED ROADWAY (NOT OPEN), SAID POINT BEING SOUTH, A DISTANCE OF 4.70 FEET FROM THE NORTHEAST CORNER OF SAID OUTLOT;

THENCE SOUTH ALONG THE EAST LINE OF SAID OUTLOT 481 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 235.30 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 70 DEG. 43 MIN. 06 SEC. WEST, A DISTANCE OF 458.63 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A POINT ON THE EAST RIGHT OF WAY LINE OF MICHAEL STREET (BASED ON 60 FEET IN WIDTH);

THENCE NORTH 00 DEG. 14 MIN. 30 SEC. WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 39.46 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CUL DE SAC CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET;

THENCE ALONG SAID RIGHT OF WAY AND SAID NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET AND A CHORD BEARING AND DISTANCE OF N 40 DEG. 05 MIN. 52 SEC. EAST, 74.18 FEET FOR AN ARC DISTANCE OF 77.13 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 52 DEG. 58 MIN. 46 SEC. EAST, A DISTANCE OF 482.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.447 ACRES OF LAND, MORE OR LESS.

