

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

Date: 02/29/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): MMCN, LLC  
Address of Affiant: 2005 Ave M 1/2, Galveston, Tx 77550  
Description of Property: ABST 628 M B MENARD SUR E 1/2 OF LOT 6 (2006-2) SW BLK 19 GALVESTON OUTLOTS  
County Galveston, 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 Tx, 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 7/27/2022 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.

MMCN, LLC

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

  
Marsae Batey-Bussey

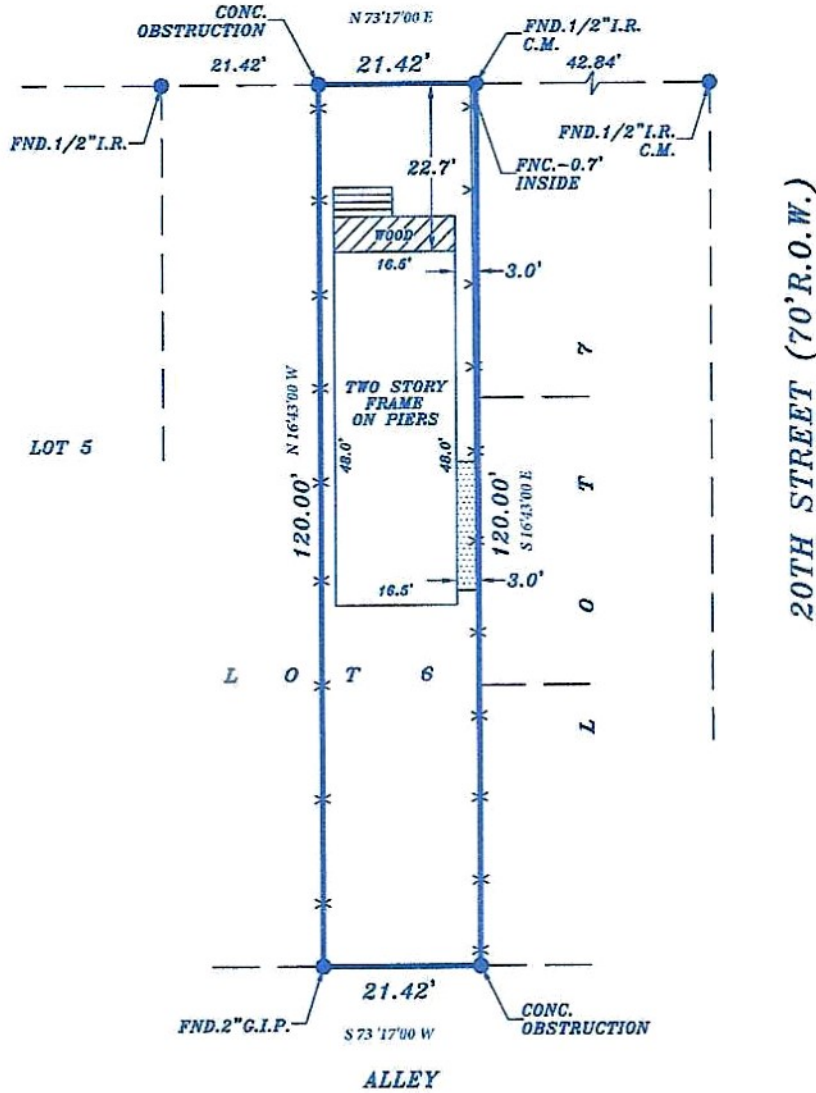
Notary Public  
(TXR 1907) 02-01-2010

**NOTES:**

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. "CM" - CONTROLLING MONUMENT



**AVENUE M 1/2 (70'R.O.W.)**



**BORROWER: MMCN, LLC**  
**ADDRESS: 2005 AVENUE M 1/2, GALVESTON, TEXAS 77550**

**LEGAL DESCRIPTION: THE EAST ONE-HALF (E. 1/2) OF LOT 6 IN THE SOUTHWEST BLOCK OF OUTLOT 19 IN THE CITY AND COUNTY OF GALVESTON, TEXAS.**

This lot DOES lie in the 100 year flood plain and is in ZONE AE as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48187C041G dated 08/15/2019. No responsibility assumed for Flood Plain Determination or Floodway.

**LENDER:**

**TITLE COMPANY: PATTEN TITLE**

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.F. No. 9994-22-29404. This survey is certified for this transaction only.

G.F. NO. 9994-22-29404

SCALE: 1"=20'

DATE: 07-20-22

JOB NO.

DRAFTED BY: CMS



*David Hoskins*  
**TEXAS STAR SURVEYING**  
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