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

Name of Affiant(s): 2005 Avg M 1/2, Galveston, Tx 77550 Description of Property-Amer 628 M B 1820AMS 500 R 1/2 or 107 6 (2006-2) SM BUX 19 GALVESTON OUTLOWS County Galveston 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 spoicy(es) to be issued in this transaction with the property may deem appropriate. We understand that the Title Company may make exceptions to the coverage of the title insurances 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	Date:		02/29/2024		GF No				_
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a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools of 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 t 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. NMMCN, LLC SWORN AND SUBSCRIBED this	3.	requested a understand Company n is a sale, m	rea and boundary ce that the Title Comp may deem appropriately request a similar	overage in to cany may mate. We und camendmen	he title insura ake exception lerstand that th t to the area a	nce policy s to the co ne owner nd bound	v(ies) to be issue overage of the of the property	ued in this tra title insurance, if the curren	e as Title
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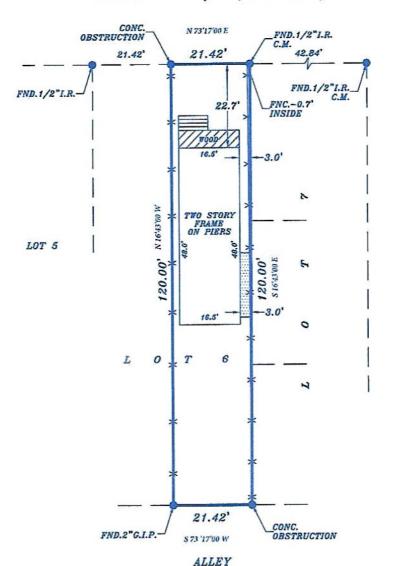
Page 1 of 1

InstanetFORMS

NOTES:

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 CALVESTON, TEXAS.

This lot <u>BOES</u> tie in 100 year flood plain and is in <u>ZONE AE</u> as located by the Federal Insurance Administra designated Flood Hazard Area Community Panel No. 4816COA41G dated <u>BOJ15/2019</u> lie in the No responsibility assumed for Flood Plain Determination or Floodway.

STREET (70'R.O.W.

LENDER:

TITLE COMPANY: PATTEN TITLE

G.F. NO. 9994-22-29404 SCALE: 1"=20'

DATE: 07-20-22

DRAFTED BY: CMS



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.P. No. 9994-22-29404, This survey is certified for this transaction only.

TEXAS STAR SURVEYING

FIRM NO. 10137800 P. O. BOX 890433, HOUSTON, TEXAS 77289 PHONE (281) 331-8414 FAX (281) 486-0642