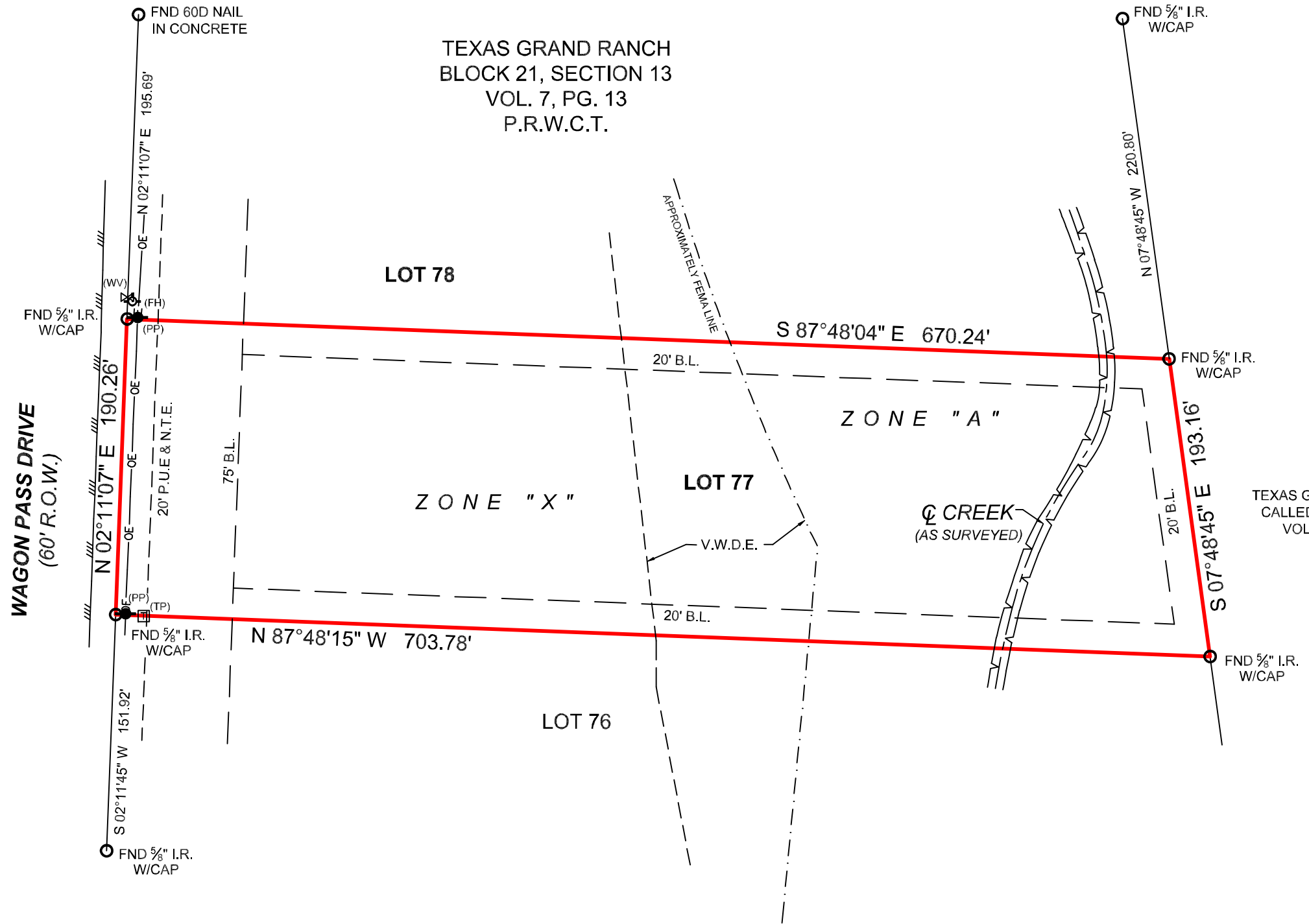


**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- FIRE HYDRANT (FH)
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- TELEPHONE PEDESTAL (TP)
- WATER VALVE (WV)
- N.T.E. NATURAL TRAIL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.D.E. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

TEXAS GRAND RANCH  
BLOCK 21, SECTION 13  
VOL. 7, PG. 13  
P.R.W.C.T.



TEXAS GRAND RANCH, LLC  
CALLED 3314.028 ACRES  
VOL. 1271, PG. 484  
O.R.W.C.T.

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

|                |              |
|----------------|--------------|
| PROJECT NUMBER | 35043_LOT 77 |
| DATE           | 11/08/2023   |
| DRAWN BY       | CSP          |
| CHECKED BY     | GM           |
| FIELD CREW     | DK           |
| REVISION 1     | ---          |
| REVISION 2     | ---          |
| REVISION 3     | ---          |
| REVISION 4     | ---          |

PURCHASER.....CATRENA CUTLER  
ADDRESS.....WAGON PASS DRIVE, HUNTSVILLE, TX, 77340  
SURVEY.....JOHN W. INGERSOLL, A - 27  
SUBJECT.....LOT 77, BLOCK 21  
SUBDIVISION.....TEXAS GRAND RANCH, SECTION 13  
RECORDING.....VOLUME 7, PAGE 13, PLAT RECORDS  
COUNTY.....WALKER

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0500D HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

*Carey A. Johnson*  
Registered Professional Land Surveyor No. 6524

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: 11/17/2023 GF No.: 23132343KT

Name of Affiant(s): Catrena P Cutler Trustee of the Catrena P Cutler Living Trust, Dated July 28, 2008

Address of Affiant: 6127 Crystal Oaks Dr, Richmond, TX 77406

Description of Property: Lot 77, Blk 21, Phase 13, of I Texas Grand Ranch, County of Walker, TX

County Fort Bend, 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 **November 8, 2023** 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.

The Catrena P Cutler Living Trust, Dated July 28, 2008

CPCutler  
By: Catrena P Cutler, Trustee

SWORN AND SUBSCRIBED this 17 day of November, 2023.

Donna Moore  
Notary Public

