



13074 Victoria Trace

Lot Twelve (12), Block One (1), CROWN RANCH, SECTION TWO, a subdivision in Grimes County, Texas, according to the corrected Plat thereof recorded in Volume 1242, Page 16, Real Property Records of Grimes County, Texas.



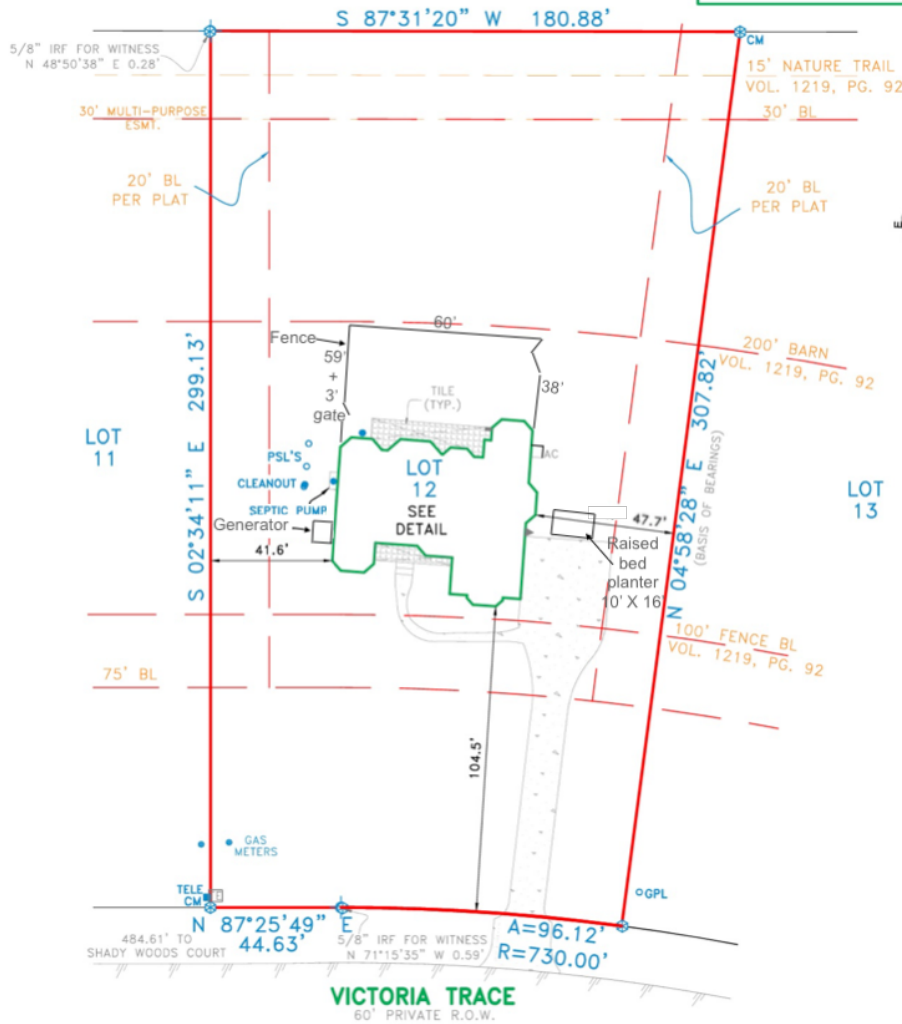
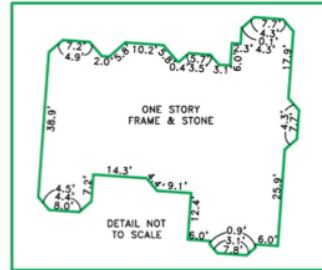
Fidelity National Title Insurance Company



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- A— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA

TRACT 1
54.2044 ACRES



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 1219, PAGE 92, VOLUME 1242, PAGE 16, VOLUME 1223, PAGES 233, 334, VOLUME 1257, PAGE 94, VOLUME 1341, PAGE 778, VOLUME 1402, PAGES 564, 567, 570, 574, 577, 580, 582, VOLUME 1404, PAGES 485, 499, 505, 509 VOLUME 1675, PAGE 305, VOLUME 1375, PAGE 216, VOLUME 1695, PAGE 393, VOLUME 1205, PAGE 428

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOLUME 121, PAGE 230, VOLUME 182, PAGE 617, VOLUME 212, PAGE 429, VOLUME 220, PAGE 432, VOLUME 269, PAGE 261, VOLUME 227, PAGE 81, VOLUME 313, PAGE 683, VOLUME 889, PAGE 7, VOLUME 1120, PAGE 85,

BORROWER'S NAME: STEVE P. SIEVER & VICKI L. SIEVER

Accepted by: _____ Purchaser
 Date: _____ Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48185C0500C, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: HMM/IA

Scale: 1" = 40'

Date: 07-03-19

GF No.: FTH-07-FAH19005774SB

Job No. 1913411



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**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 05/23/2026 GF No. _____
Declarant: Robert E. Crumpley Jr., Joan Crumpley
Description of Property: 13074 Victoria Trace, Montgomery, TX 77316
County Grimes, Texas
Date of Survey: July 3, 2019

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

Workshop, carport, extended driveway, driveway gate, fence, etc

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Robert E Crumpley</u> . My date of birth is <u>07/24/1965</u> . and my address is <u>13074 Victoria Trace</u> <u>Montgomery, TX 77316</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Grimes</u> County, State of <u>Texas</u> , on the <u>23</u> day of <u>May</u> , <u>2026</u> .</p> <p>Signed: <u>Robert E. Crumpley Jr.</u> <u>05/23/2026</u> Declarant</p>	<p>My name is <u>Joan E Crumpley</u> . My date of birth is <u>1-17-1962</u> . and my address is <u>13074 Victoria Trace</u> <u>Montgomery Texas 77316</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Grimes</u> County, State of <u>Texas</u> , on the <u>23</u> day of <u>May</u> , <u>2026</u> .</p> <p>Signed: <u>Joan Crumpley</u> <u>05/23/2026</u> Declarant</p>
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