

Situated in Grimes County, Texas, out of the Daniel Arnold Survey, Abstract No. 2, being the North 1/2 of Lots 9 and 10, Block 3 according to the Corrected Map of the McNair Addition recorded in Volume 38, Page 10 of the Real Property Records of Grimes County, Texas & being the same tract as described in a Warranty Deed from the Estate of Marcus Mallard to Dorothy Grupa, dated July 2, 2014, of Record in Volume 1512, Page 305 of the Real Property Records of Grimes County, Texas.

**METES AND BOUNDS DESCRIPTION**  
of a  
5,750 Sq. Ft.  
**North 1/2 Lots 9 & 10, Block 3, McNair Addition**  
**Daniel Arnold Survey, A-2, Grimes County, Texas**  
**December 29, 2020**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Daniel Arnold Survey, Abstract No. 2, being the North 1/2 of Lots 9 and 10, Block 3 according to the Corrected Map of the McNair Addition recorded in Volume 38, Page 10 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from the Estate of Marcus Mallard to Dorothy Grupa, dated July 2, 2014, of Record in Volume 1512, Page 305 of the Real Property Records of Grimes County, Texas and more fully described as follows:

**BEGINNING** at a found axle for the Westerly or Northwest corner of Lot 10 and Block 3, McNair Addition, in the Northeast ROW of Jones Avenue (80 ft. ROW) and same being in the Southeast ROW of Kettler Street (80 ft. ROW);

THENCE N 53°57'44" E, 100.00 ft., along a portion of the Southeast ROW of Kettler Street and the Northwest line of Lots 10 and 9 to a set 5/8 inch iron rod for the Northerly corner of Lot 9 and the Northwest corner of Lot 8 as described in a Deed to Geoffrey Horn, et ux (1165/387), from which a found 1/2 inch iron pipe projecting 14 inches brs. N 29°15'31" E, 1.02 ft.;

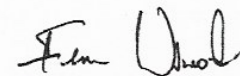
THENCE S 36°02'16" E, 57.50 ft., along a portion of the Southwest line of Lot 8 (1165/387) and a portion of the Northeast line of Lot 9 to a Point for the Easterly or Southeast corner of the North 1/2 of Lot 9 and the Northeast corner of the South 1/2 of Lot 9 as described in a Deed to David Dubbelde, et ux (Doc #: 2019-304466), from which a found 1/2 inch iron rod brs. N 36°09'31" W, 0.27 ft.;

THENCE S 53°57'44" W, 100.00 ft., along the Northwest line of the South 1/2 of Lots 9 and 10 and the Southeast line of the North 1/2 of Lots 9 and 10 to a found 1/2 inch iron rod for the Southerly or Southwest corner thereof in the Northeast ROW of Jones Avenue, from which a found 1/2 inch iron rod in the center of a closed 20 ft. alley (Doc #: 2019-304362) brs. S 36°02'16" E, 67.50 ft.;

THENCE N 36°02'16" W, 57.50 ft., along a portion of the Northeast ROW of Jones Avenue and a portion of the Southwest line of Lot 10 to the **PLACE OF BEGINNING** and containing 5,750 sq. ft. of land.

Basis of Bearings:

Grid North, State Plane Coordinate System of 1983, Central Zone, Leica RTK Network.



Steven M. Wisnoski    December 29, 2020  
Registered Professional Land Surveyor  
State of Texas No. 6006  
Job #: 2020-07-07-01



**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: 7/3/2026 GF No. \_\_\_\_\_  
Declarant: Nan M Dubbelde  
Description of Property: MCNAIR, BLOCK 3, LOTS 9,10 (N/2 BOTH), 118 JONES  
County Grimes, Texas  
Date of Survey: Dec. 29, 2020

"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):

None

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 MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

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| <p>My name is <u>Nan M. Dubbelde</u>.</p> <p>My date of birth is <u>3/23/1947</u>.</p> <p>and my address is <u>12314 Normont Dr</u><br/><u>Houston, TX 77070</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Grimes</u> County,<br/>State of <u>Texas</u>, on the<br/><u>3rd</u> day of <u>July</u>, <u>2026</u>.</p> <p>Signed:<br/><u>Nan M. Dubbelde</u><br/>Declarant<br/>Nan M. Dubbelde</p> | <p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County,<br/>State of _____, on the<br/>_____ day of _____.</p> <p>Signed:<br/>_____<br/>Declarant</p> |
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