

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: May 26, 2026

GF No. _____

Name of Affiant(s): Steven Paul Landry, Samantha Rose Spiro

Address of Affiant: 1001 Jamerson, White Oak, TX 75693

Description of Property: Lot 1 Block 2 Oakwood Heritage Unit 1 & Tr 58-04 Section 1 GW Hooper

County Gregg, Texas

Date of Survey: August 29, 2007

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant 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 Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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):

Pool removed, awning removed

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <small>Authentisign</small> <u>Steven Landry</u> 05/28/26 Affiant Steven Paul Landry</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <small>Authentisign</small> <u><i>Samantha Rose Spiro</i></u> 05/28/26 Affiant Samantha Rose Spiro</p>
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SWORN AND SUBSCRIBED this 28 day of May, 2026

Krista Campbell
Notary Public



FIELD NOTES DESCRIPTIONS

All that certain lot, tract, or parcel of land situated in the G.W. Hooper Survey (A-92), Gregg County, Texas, being Lot 1, Block Two, Oakwood Heritage Unit One, an addition to the City of White Oak, plat of said addition recorded in G.C.C.F. #9823298 O.P.R.G.C.T., PLUS a 0.003 acre part of the called 23.09 acre tract conveyed to S & S Development Company as recorded in Volume 1335 Page 28 D.R.G.C.T., said 0.003 acre tract being more particularly described as follows:

(All lots referred to below are in the aforementioned Block Two).

BEGINNING at a 1/2" iron rod found for the Eastmost corner of this tract, the S.E.C. of Lot 1, and the S.W.C. of Lot 2,

THENCE S 74deg00'29"W 96.73' along the S.B.L. of this tract to an iron rod with Lonnie Pace's cap found for the Southmost corner of this tract, said rod being in the curved Northeast R.O.W. of White Oak Road (FM 3272),

THENCE along a curve to the left (having a radius of 1482.39' and an arc length of 3.00', being subtended by a chord of N 34deg20'21"W 3.00') defining (1) the Southwest B.L. of this tract and (2) part of the Northeast R.O.W. of White Oak Road, to a 1/2" iron rod with R.P.L.S. #3940 cap set for the N.W.C. of this tract and the S.W.C. of Lot 1,

THENCE N 75deg40'40"E 97.72' along the N.B.L. of this tract and the S.B.L. of Lot 1 to this POINT OF BEGINNING, containing 0.003 acre, more or less.

The two tracts described above are the same two tracts conveyed to Lindell Myers Jr. and wife Tammy Myers by deed recorded in G.C.C.F. #200321246 O.P.R.G.C.T.