

SCHWAB REALTY
P.O. BOX 99
CENTERVILLE, TEXAS 75833-2263
(903) 536-2672 or (800) 671-2672

PROPERTY DATA SHEET

ACREAGE: 62.0 Acres. Lot/Survey AB 1048, E. Overall Survey

PRICE: \$2,250/Ac. Terms, Cash or Conventional

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: All the Oil & Gas Minerals
Reserved by prior owners All of record.

Subject property () is (☒) is not presently under an oil and gas lease.
Subject property () is (☒) is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress and egress via:
(☒) Public road, CR 205
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: () A. Title policy issued by _____
() B. The Trustee on any Seller-Financed Note shall be: _____

SURVEY: () A. No survey is required.
(☒) B. Seller shall furnish to Buyer Seller's existing survey of the property dated June 2010
() C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
(☒) D. Surveyor: Bryan Technical Services

WATER: Water Supply Company: Southeast Water Supply
() Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
(☒) All transfer fees will be paid by the buyer.

LAND TYPE: (☒) Pasture Native , 10 % +/- _____
(☒) Wooded Hardwood & Pine , 90 % +/- _____
() Creek _____ () Ponds: _____
() Soil _____ () Lakes: _____

IMPROVEMENTS: Land presently () Home () Residential
used for: () Cabin (☒) Recreation/Hunting
() Ranching () Mobile Home
() Crop Farming () Double Wide Mobile Home
() Commercial

Approx. heated/cooled sq. ft. _____, outside dimensions _____
Total Rooms _____ Living Room Size _____ Total Baths _____
Total Bedrooms _____ #1 Size _____ #2 Size _____ #3 Size _____

() Air Cond.	() Dining	() Brick
() Heat	() Breakfast	() Frame
() Water Available	() Living Room	() Pier & Beam
() Electricity Available	() Kitchen	() Barn
() Telephone Available	() Fireplace	() Corral
() City Gas	() Carport	() Shed
() Propane	() Water Well	() Pond
() Sewer	() Utility Room	() Other
() Septic Tank	() River Frontage	() Other

SCHOOL DISTRICT: Centerville ISD

TAXES: 2009 County \$ 89.98 School \$ 224.01 ESD # 1: \$ _____ Total: \$ 314.00

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

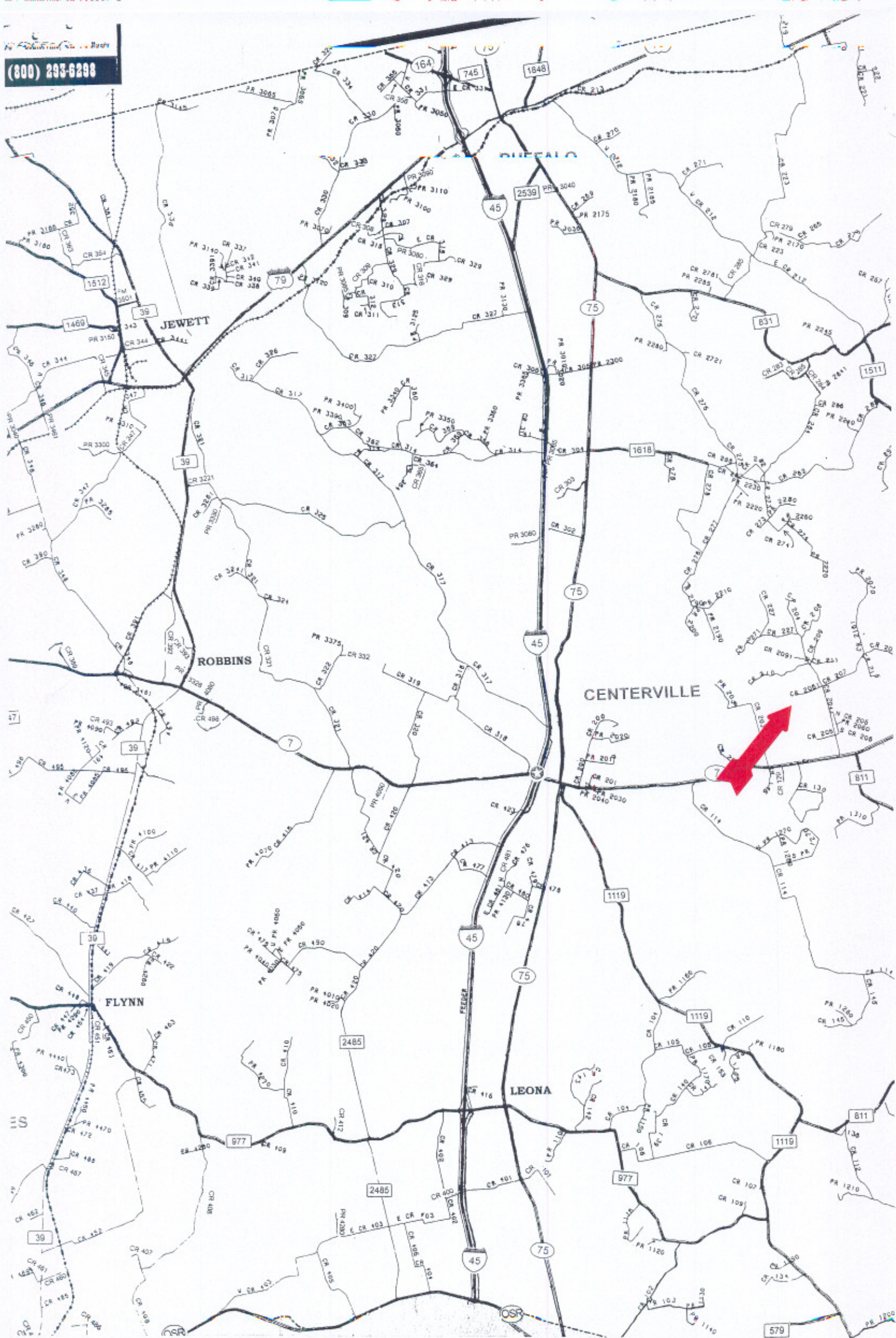
Schwab # 1950

LOA # 886433

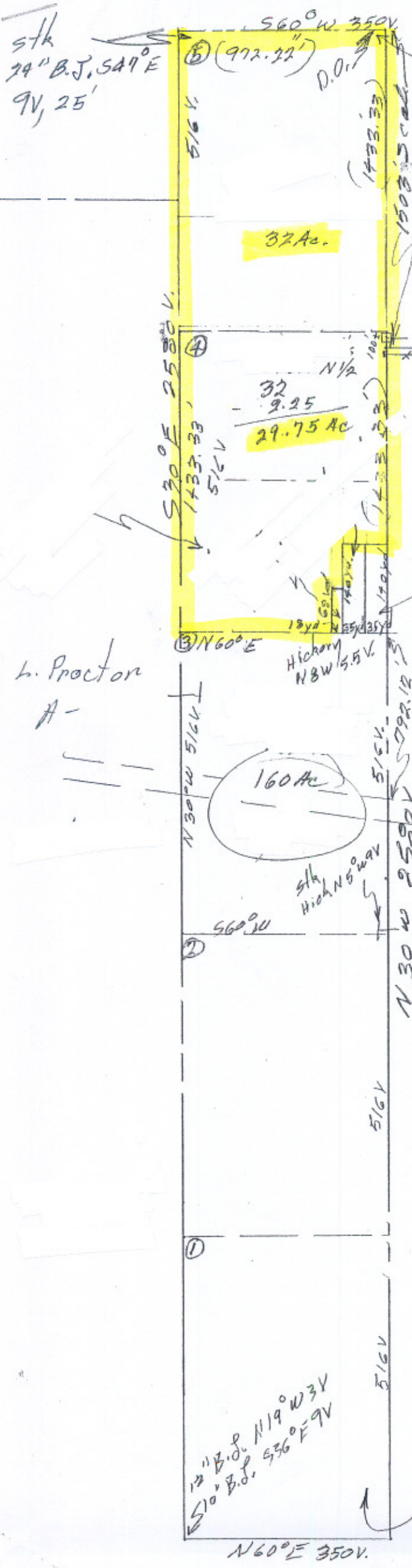
HMLS #

DMLS #

TRRN # 61118



#1950



1" = 800 V.
5-4-10

Hwy #7 A. West A-917

32.00
29.75
61.75 Acres

FOR DESCRIPTIVE PURPOSES ONLY
NOT VALID FOR LEGAL USE

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