

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

PROPERTY DATA SHEET

ACREAGE: 22.47 Acres. Lot/Survey Cameron Survey A-1196

PRICE: \$175,000 Terms, Cash/Third Party

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: One-Half of all the Oil & Gas Minerals Seller Owns.
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:
(X) Public road, CR 289
(X) Deed easement Two
() Subject property is land-locked with no deeded easement.

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

SURVEY: () A. No survey is required.
(X) B. Seller shall furnish to Buyer Seller's existing survey of the property dated October, 2007
() 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: _____

WATER: Water Supply Company: _____
() 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: (X) Pasture Native , 1 % +/- _____
(X) Wooded Hardwood , 99 % +/- _____
() Creek _____ () Ponds: _____
(X) Soil Sandy Loam () Lakes: _____

IMPROVEMENTS: Land presently (X) Home/Metal Building () Residential
Home Built 2003 used for: () Cabin (X) Recreation/Hunting
() Ranching () Mobile Home
() Crop Farming () Double Wide Mobile Home
() Commercial

Approx. heated/cooled sq. ft. 1,500, outside dimensions _____
Total Rooms 5 Living Room Size _____ Total Baths 2
Total Bedrooms 2 #1 Size _____ #2 Size _____ #3 Size _____

(X) Air Cond.	(X) Dining	() Brick
(X) Heat	(X) Breakfast	() Frame
(X) Water Available	(X) Living Room	(X) Slab
(X) Electricity Available	(X) Kitchen	() Barn
() Telephone	() Fireplace	() Corral
() City Gas	() Carport	(X) Shed
() Propane	() Water Well	() Pond
() Sewer	(X) Utility Room	(X) Fenced Two Sides
(X) Septic Tank	() River Frontage	(X) Well

SCHOOL DISTRICT: Oakwood ISD

TAXES: 2009 County \$ 348.46 School \$ 867.46 ESD # 1: \$ 83.41 Total: \$ 1,299.34

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 # 1957

LOA # 877044

HMLS # 29691144

DMLS # 11418607

TRRN # 60939

S 53° 44' 23" W - 551.04

1481.92'

567.04

S. M. CAMERON SURVEY

A - 1196

35.19 ac.

(22.43 Acres)

S 29° 12' 02" E - 1667.73'

3281.14

Ind. 3/8" I.R.

N 59° 15' 48" E - 545.30'

3283.14'

Ind. 3/8"

Ind. 5/8" I.R.
15° B.J. OAX 8400 E - 14.2'
12° P.O. 938° W - 2.6'
24° R.O. 580° W - 21.6'

Ind. 3/8" I.R.

N 26° 10' 40" W

S 26° 13' 16" E - 1648.92'

ALUMINUM Gate

Continuation of existing easement and right-of-way as described in Vol. 408, p. 804 of the Town County Road Record, shown for the entire purposes only.

- 7-4 S 64° 18' 14" W - 135.12'
- 4-5 N 72° 24' 40" W - 120.00'
- 2-6 N 81° 49' 40" W - 120.00'
- 5-7 N 89° 29' 12" W - 120.00'
- 1-8 N 61° 00' 32" W - 120.00'
- 6-3 S 11° 30' 14" W - 30.00'
- 3-2 N 13° 21' 40" W - 100.00'
- 1-1 N 55° 57' 40" W - 100.00'
- 2-1 N 46° 01' 40" W - 100.00'
- 1-2 N 53° 11' 11" E - 177.35'
- 1-3 N 25° 11' 08" W - 22.00'

#1957