

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

PROPERTY DATA SHEET

ACREAGE: 0.40/H Acres. Lot/Survey J. Beauchamp A-54

PRICE: \$79,000 Terms, Cash, Third Party

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None

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 415
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (☒) A. Title policy issued by Guaranty Title Co.
() 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 12/09/2003
() 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: Free & Associates

WATER: Water Supply Company: Concord-Robbins
(☒) 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, 100 % +/- _____
() Wooded _____, _____ % +/- _____
() Creek _____ () Ponds: _____
(☒) Soil Sandy Loam () 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. 2,056, outside dimensions _____
Total Rooms _____ Living Room Size _____ Total Baths 2
Total Bedrooms 3 #1 Size _____ #2 Size _____ #3 Size _____

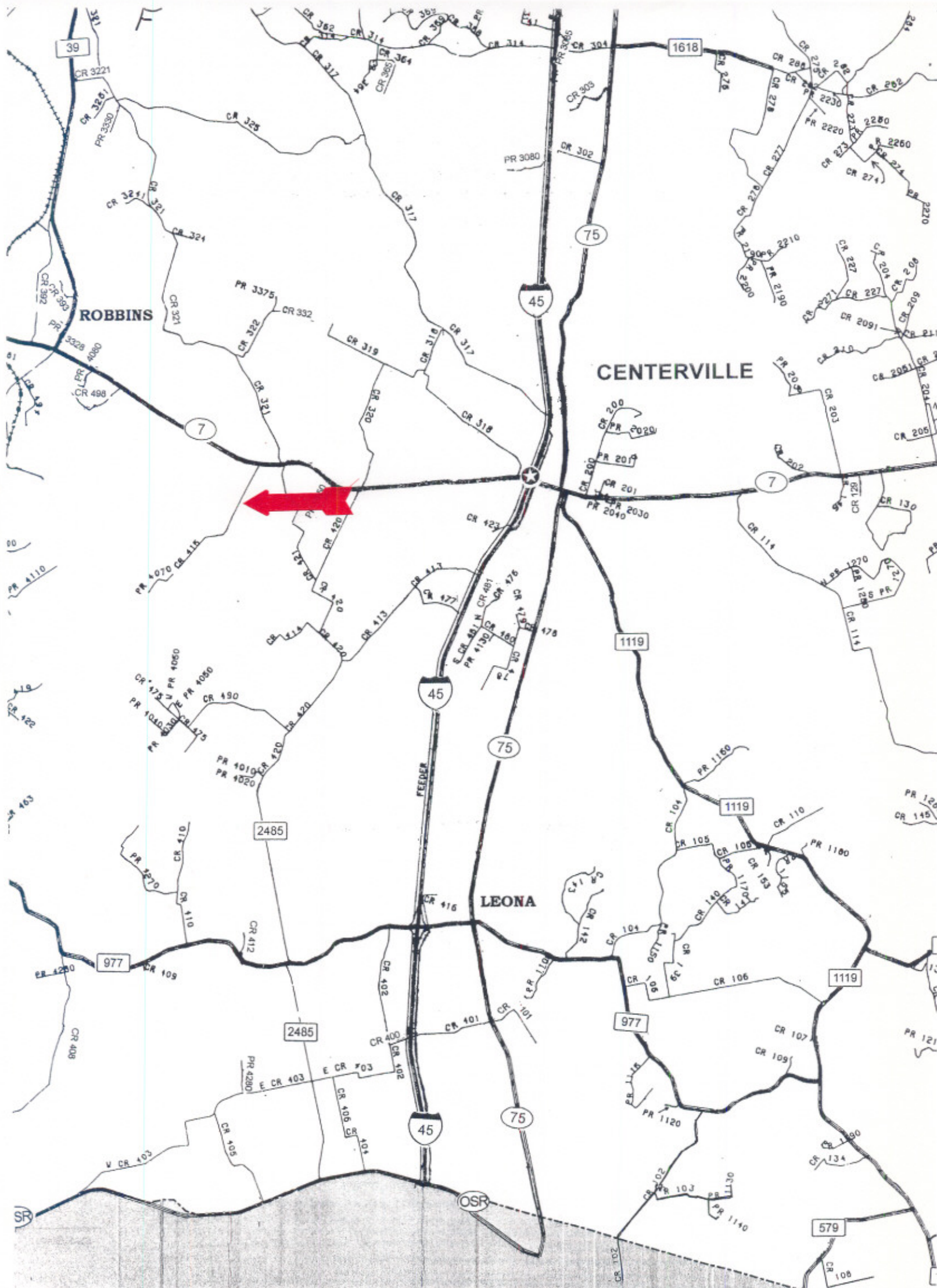
(<input checked="" type="checkbox"/>) Air Cond.- Central	() Dining	(<input checked="" type="checkbox"/>) Brick
(<input checked="" type="checkbox"/>) Heat- Central	(<input checked="" type="checkbox"/>) Breakfast	() Frame
(<input checked="" type="checkbox"/>) Water Well & System	(<input checked="" type="checkbox"/>) Living Room	(<input checked="" type="checkbox"/>) Slab
(<input checked="" type="checkbox"/>) Electricity	(<input checked="" type="checkbox"/>) Kitchen	(<input checked="" type="checkbox"/>) Barn
(<input checked="" type="checkbox"/>) Telephone	(<input checked="" type="checkbox"/>) Fireplace Insert	() Corral
() City Gas	() Carport	(<input checked="" type="checkbox"/>) Shed
() Propane	(<input checked="" type="checkbox"/>) Water Well	() Pond
() Sewer	(<input checked="" type="checkbox"/>) Utility Room	() Fenced
(<input checked="" type="checkbox"/>) Septic Tank	() River Frontage	() Other - Flood Plain

SCHOOL DISTRICT: Centerville ISD

TAXES: 2008 County \$ 178.72 School \$ 470.58 ESD #: \$ 42.78 Total: \$ 692.08

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.

Listing # 1922A

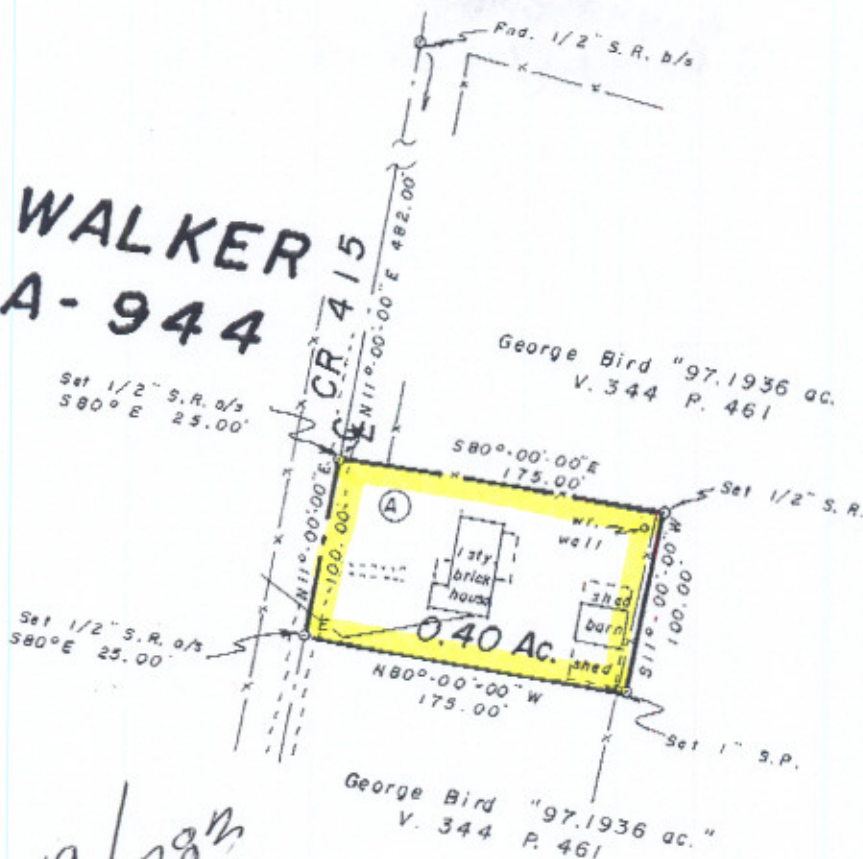


LEON COUNTY

4 5 6 7 8

#1922A

J. WALKER
A-944



1159/782

J. BEAUCHAMP A-54

I, David W. Free, Registered Professional Land Surveyor No. 4010,
do hereby affirm that this plat is a true and accurate representation
of a survey made on the ground under my supervision. Flood
Hazard Boundary Maps are not available for this area.

David W. Free

R.P.L.S. No. 4010

SURVEY PLAT OF 0.40 ACRE IN THE
JOHN BEAUCHAMP SURVEY, A-54
LEON COUNTY, TEXAS

SCALE: 1" = 100'

DECEMBER 9, 2003

FREE & ASSOCIATES, P.C.
CENTERVILLE, TEXAS 75833

P. O. BOX 317
(903) 536-2554

1922A