

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

PROPERTY DATA SHEET

ACREAGE: 44.01 Acres. Lot/Survey H. Smith A-796

PRICE: \$575,000 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:
(X) Public road, Hwy 75
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (X) A. Title policy issued by Seller' Choice
() 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
November 17, 2003, May 17, 2005
() 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: _____
(X) 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 , 20 % +/- _____
(X) Wooded Hardwood , 80 % +/- _____
() Creek _____ (X) Pond: Stocked Pond
(X) Soil Sandy Loam () Lakes: _____

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

Approx. heated/cooled sq. ft. 2,625, outside dimensions C.A.D.
Total Rooms 9 Living Room Size 31 x 17 Total Baths 2
Total Bedrooms 4 #1 Size _____ #2 Size _____ #3 Size _____

(X) Air Cond. (Central)	(X) Dining	(X) Brick & Stone
(X) Heat (Central)	() Breakfast	() Frame
(X) Water (System & Well)	(X) Living Room	(X) Slab
(X) Electricity	(X) Kitchen	(X) Barn
(X) Telephone	(X) Fireplace (two)	(X) Shed (4-bay)
() City Gas	(X) Carport (two)	() Fountain in Stocked Pond
() Propane (Own Tank)	(X) Garage (two)	() Chicken Pen
() Sewer	(X) Utility Room	() Wildlife Tax Exemption on
() Septic Tank	(X) Dog Pen	33.31 ac.

SCHOOL DISTRICT: Oakwood ISD

TAXES: 2008 County \$ 666.23 School \$ 1,658.49 ESD #: \$ 159.47 Total: \$ 2,484.19

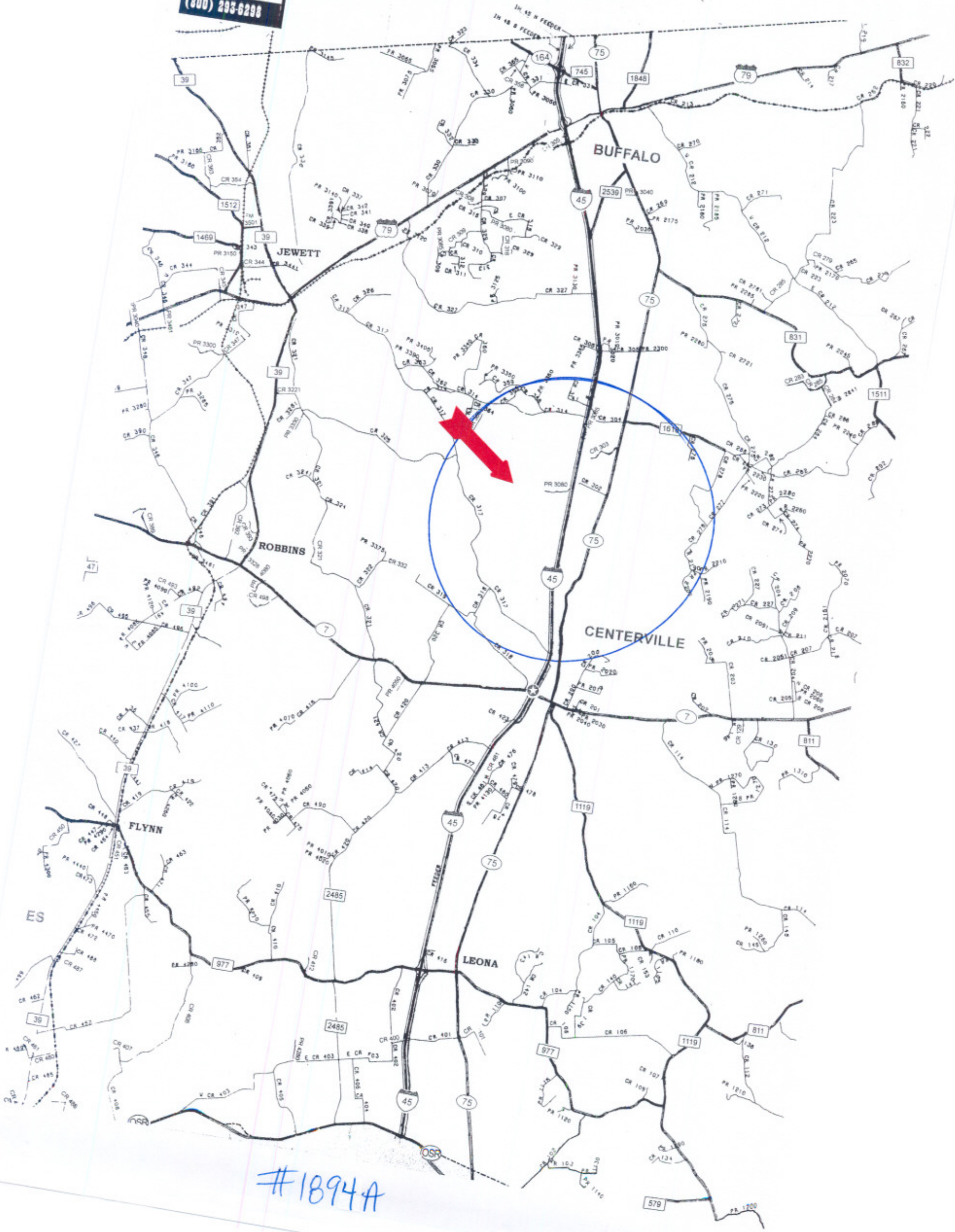
NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale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

Listing # 1894A

MLS # 75680147

TRRN # 53224

ISHS
CATERING
69 - Centerville, TX 75833
(800) 293-6298



#1894A

S. DAVIS
A-241

E. H. WHITTON
A-919

DAVID BLACKMAN
713-645-4608
281-353-4661
Mobil 713-253-4243

MELVIN BLAZAK
WIFE LAURA
H-281 812-5859
CEL 713-942-7579
281-931-5950

H. SMITH
A-796

Bill & Lisa
CAMPBELL
903-538-1603
CEL 972-220-1146

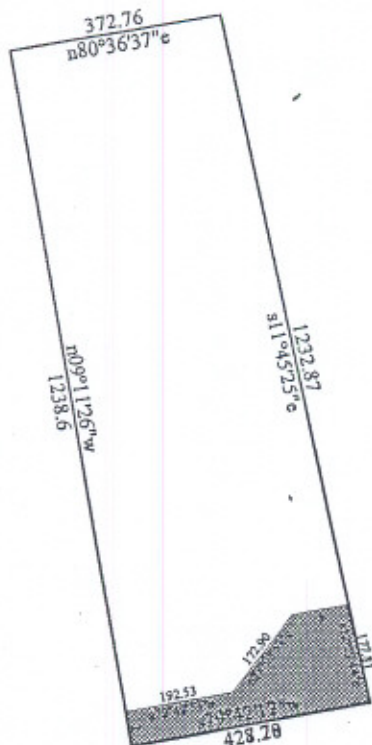
W. S. COOK
A-184

MATT LAND CO.

SURVEY PLAT OF 114.02 ACRES IN THE
H. SMITH SURVEY A-796
LEON COUNTY, TEXAS

SCALE 1" = 200'
OCT 23, 2003
REV NOV 17, 2003

#1894A



Title:		Date:
Scale: 1 inch = 335 feet	File: Untitled	
Tract 1: 11.358 Acres: 45965.4 Sq Meters: Closure = n79.3258e 0.24 feet: Precision = 1/13731: Perimeter = 3273 feet Tract 2: 1.032 Acres: 44941 Sq Feet: 4175.2 Sq Meters: No significant closure error. : Perimeter = 1131 feet		
001=s11.4525e 1232.87	005=@2	009=n37.0353e 172.90
002=s79.4212w 428.28	006=s79.4212w 427.70	010=n79.1227e 100
003=n09.1126w 1238.6	007=n09.1126w 60.14	011=s12.2944e 177.81
004=n80.3637e 372.76	008=n79.4953e 192.53	

1894A

