

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

PROPERTY DATA SHEET

ACREAGE: 3.12 Acres. Lot/Survey Lakewood Estates

PRICE: \$139,000 Terms, Third Party Financing

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 480 & PR 4130
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (☒) A. Title policy issued by Seller's Choice
() 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 May 4, 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: Free and Associates

WATER: Water Supply Company: Southeast Water Corporation
(☒) 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 , 50 % +/- _____
(☒) Wooded Hardwood , 50 % +/- _____
() Creek _____ () Ponds: _____
(☒) Soil Sandy Loam () Lakes: _____

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

Approx. heated/cooled sq. ft. 1,800 +/-, outside dimensions Yes
Total Rooms _____ Living Room Size 20 x 13 Total Baths 2
Total Bedrooms 3 #1 Size 13 x 17 #2 Size 13 x 11 #3 Size 11 x 11

(<input checked="" type="checkbox"/>) Air Cond. - Central	() Dining	() Brick
(<input checked="" type="checkbox"/>) Heat - Central	(<input checked="" type="checkbox"/>) Breakfast	(<input checked="" type="checkbox"/>) Frame
(<input checked="" type="checkbox"/>) Water - SE Water	(<input checked="" type="checkbox"/>) Living Room	(<input checked="" type="checkbox"/>) Pier & Beam
(<input checked="" type="checkbox"/>) Electricity - TXU	(<input checked="" type="checkbox"/>) Kitchen	(<input checked="" type="checkbox"/>) Barn 12 x 24
(<input checked="" type="checkbox"/>) Telephone -Windstream	() Fireplace	(<input checked="" type="checkbox"/>) Shed - Lean-to 12 x 24
() City Gas	(<input checked="" type="checkbox"/>) Carport	() Pond
() Propane	(<input checked="" type="checkbox"/>) Utility Room	(<input checked="" type="checkbox"/>) Carpet Allowance - \$1,200
() Sewer	() Oil Wells	(<input checked="" type="checkbox"/>) Fenced two sides
(<input checked="" type="checkbox"/>) Septic Tank	() River Frontage	() Cross Fenced

SCHOOL DISTRICT: Centerville ISD

TAXES: 2009 County \$ 421.95 School \$ 1,050.40 ESD # 1: \$ 101.00 Total: \$ 1,573.35

Homestead Exemption

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.

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

Rusty
Toston



Hudson Land Company Env. 118A LCMR

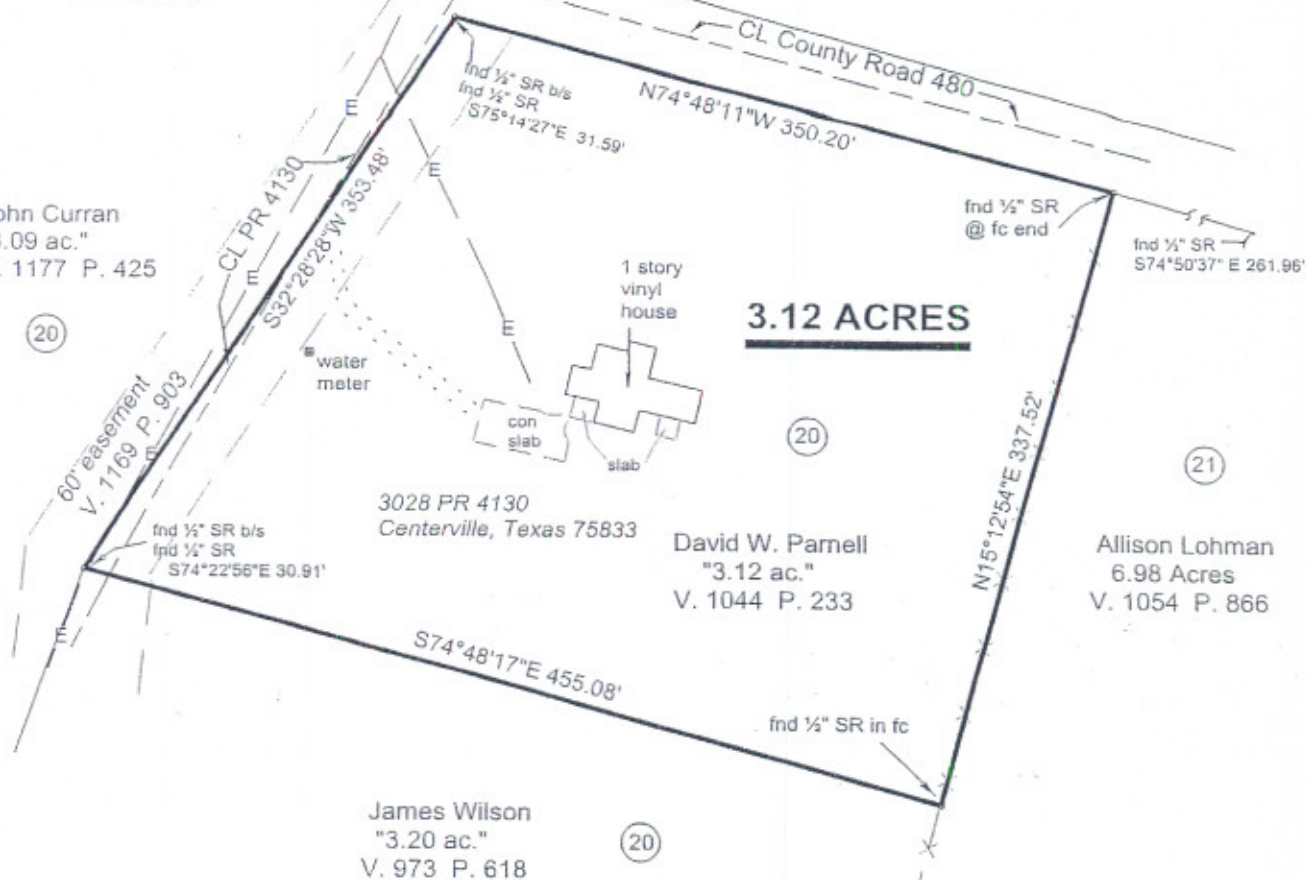
NOTE: Flood Hazard Boundary
Maps are not available
for this area.

(15)
Don Douget
"10.331 ac."
V. 628 P. 644

Bearings based on
the "6.98 acres NE line.

John Curran
"3.09 ac."
V. 1177 P. 425

(20)



3.12 ACRES

3028 PR 4130
Centerville, Texas 75833

David W. Parnell
"3.12 ac."
V. 1044 P. 233

Allison Lohman
6.98 Acres
V. 1054 P. 866

James Wilson
"3.20 ac."
V. 973 P. 618

(20)

LEROY BOULWARE SURVEY A-122

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.

David W. Free
David W. Free R.P.L.S. No. 4010



Free & Associates, P.C.
P. O. Box 317
Centerville, Texas 75833
(903) 536-2554

SURVEY PLAT OF 3.12 ACRES IN THE
LEROY BOULWARE SURVEY, A-122
HUDSON LAND COMPANY
LEON COUNTY, TEXAS

SCALE: 1" = 100'

MAY 4, 2007

#1984

"EXHIBIT" A