

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

PROPERTY DATA SHEET

ACREAGE: 131.529 Acres. Lot/Survey GREGORIO BASQUEZ SURVEY, ABSTRACT 7

PRICE: 1,665 AC Terms, Cash

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: ALL OF RECORD

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 201 A  
( ) 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 \_\_\_\_\_  
( ) 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: TRI COUNTY COOP  
( ) 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, \_\_\_\_\_ % +/- \_\_\_\_\_  
( ☒ ) Wooded \_\_\_\_\_ % +/- \_\_\_\_\_  
( ) Creek \_\_\_\_\_ ( ☒ ) Ponds: STOCK TANK  
( ☒ ) Soil SANDY LOAM ( ) Lakes: \_\_\_\_\_

IMPROVEMENTS: Land presently used for: ( ) Home ( ) Residential  
( ) 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	( ) Living Room	( ) Pier & Beam
( ) Electricity	( ) Kitchen	( ) Barn
( ) Telephone	( ) Fireplace	( ) Corrals
( ) City Gas	( ) Carport	( ) Portable Buildings
( ) Propane	( ) Water Well	( ) Other
( ) Sewer	( ) Utility Room	( ) Fenced
( ) Septic Tank	( ) River Frontage	( ) Other

SCHOOL DISTRICT: \_\_\_\_\_

TAXES: **2007** County \$ \_\_\_\_\_ School \$ \_\_\_\_\_ ESD #: \$ \_\_\_\_\_ Total: \$ **419**

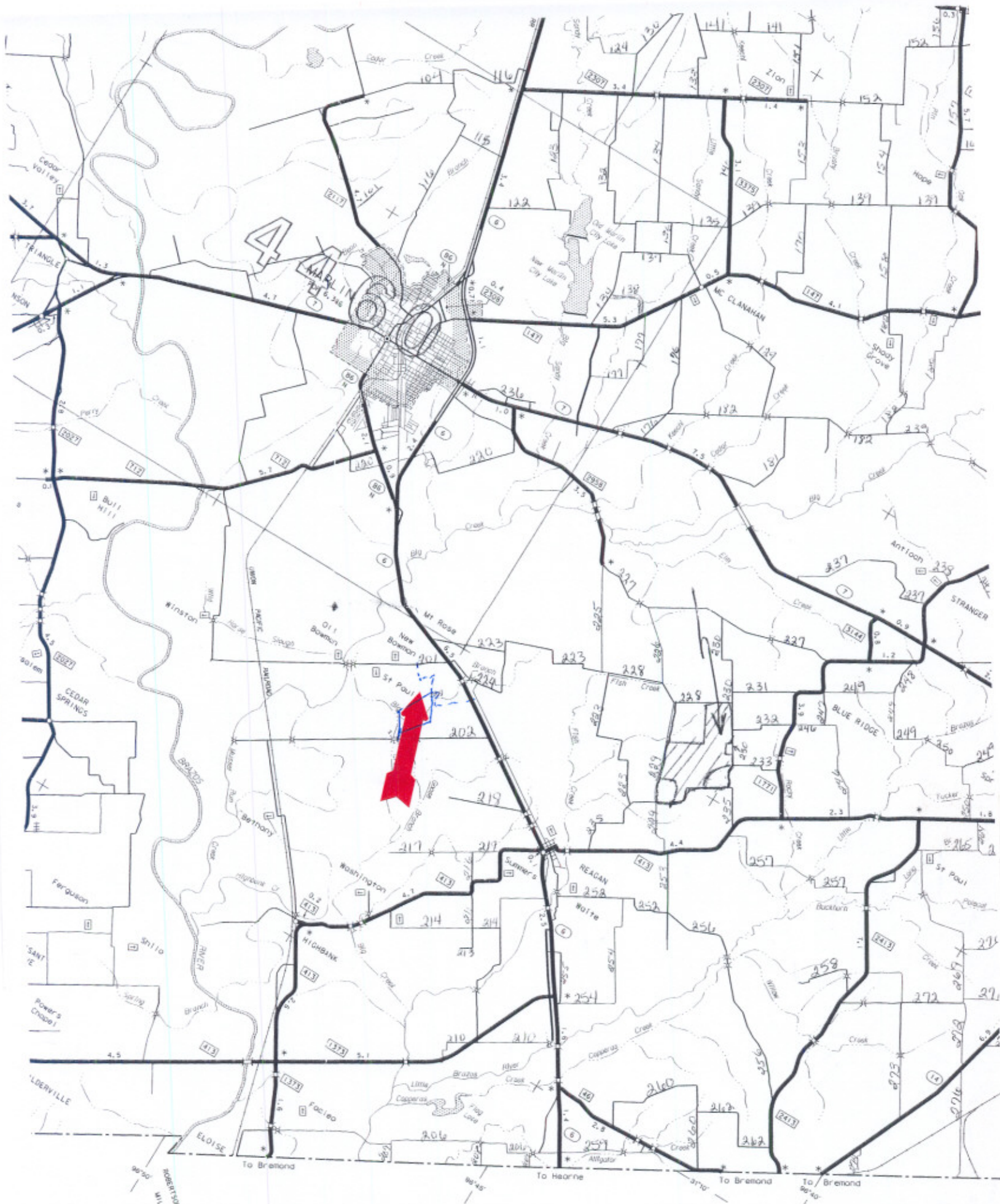
NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale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

**Listing #1902E**

**MLS # 20249846**

**TRRN # 54068**





R O B E R T S O N C O U N T Y

#1902E



KEY TO COUNTIES

NOTICE  
This map has been prepared for internal use within  
the Texas Department of Transportation.  
Accuracy is limited to the validity of available  
data as of dates shown.



#1902E