

PROPERTY INFORMATION BROCHURE ON:
APPROXIMATELY 24.952 ACRES
LOCATED IN THE A YORK SURVEY A-847
BEING OTHERWISE KNOWN AS
TBD FM 607S, BROWNSBORO, HENDERSON COUNTY, TEXAS 75756



STEVE GRANT
REAL ESTATE LLC

Offered Exclusively By:
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- I. **LOCATION:** Property is located near the intersection of FM 317 & FM 607S, -south of Brownsboro, TX.
- A. Directions: Put 1950 FM 607S, Murchison in your GPS - this property is just North of that address. See sign.
- II. **ASKING PRICE:** See website for pricing
- III. **FINANCING INFORMATION:**
- A. Existing - Clear
- B. Terms -
1. Cash
 2. Conventional
- IV. **PROPERTY DESCRIPTION:**
- A. Improvements - The property is partially fenced and cross-fenced with barbwire fencing.
- B. Terrain -
1. Soil - Sandy loam soil
 2. Rolling/Hilly/Flat - Rolling
 3. Open or Wooded - Approximately 50% open in improved pasture and approx. 50% wooded
 4. % in Production - None
- C. Road Frontage - Approximately 323' on FM 607S
- D. Water Source -
1. Leagueville Water in the area
 2. Wet Weather Creek
- V. **OTHER INFORMATION -**
- A. Utilities Available -
1. Electric - TVEC (972-932-2214)
 2. Water - Leagueville Water
 3. Sewer - Septic system is required
 4. Natural Gas - None Available
- ** Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.**
- B. Restrictions - Subject to any restrictions of record.
- C. Easements - Subject to any visible and apparent easements and any easements of record.

VI. **TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Brownsboro Independent School District
- C. Total Estimated Taxes - Approx. \$35 per year with Ag exemption per the Henderson County Appraisal District.

*At the present time, the subject property has an ag exemption in place

**** Note:** *Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and broker advises any prospective Buyer to consult the Henderson County Appraisal District.*

VII. **MINERALS:**

- A. Oil and Gas Minerals - Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title with the right of ingress and egress to explore for same.
- B. Surface Minerals - 100% of all surface minerals owned by to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

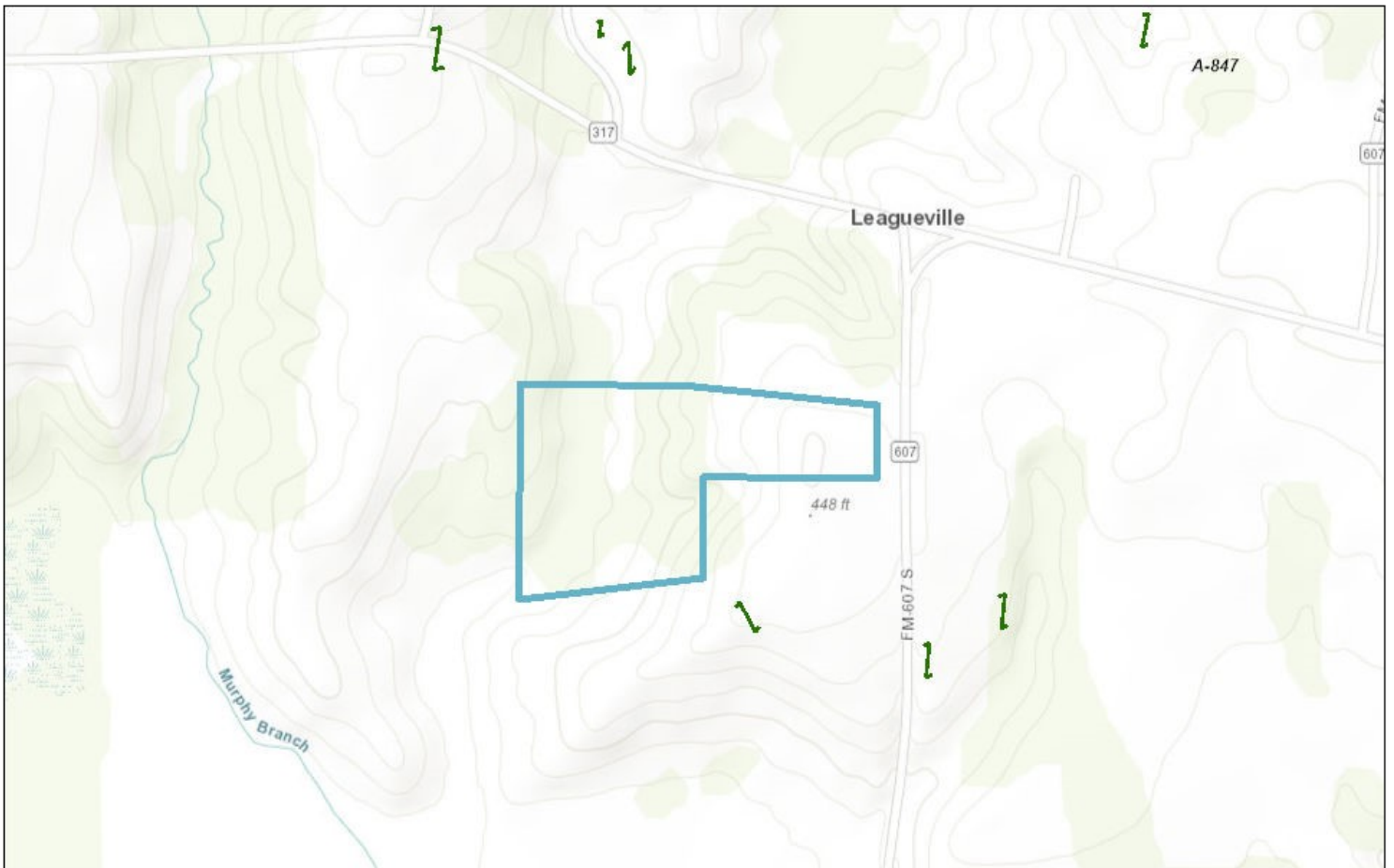
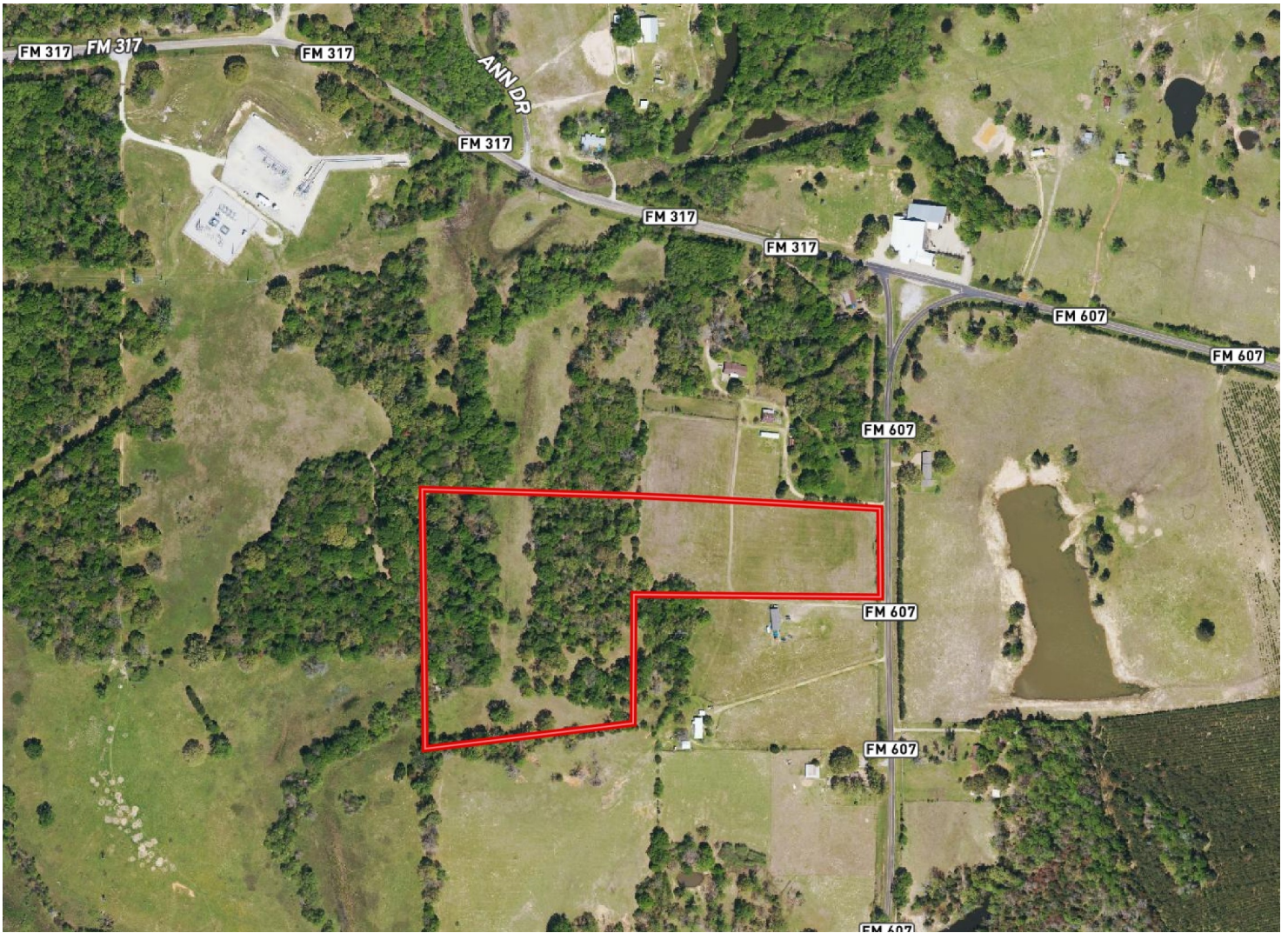
VII. **REMARKS:** Great area for a country place! Hunting, recreation or a homeplace.

The property currently has an ag lease on the property. Please keep gates closed while on the property and when leaving the premises.

**** Note:** *This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.*

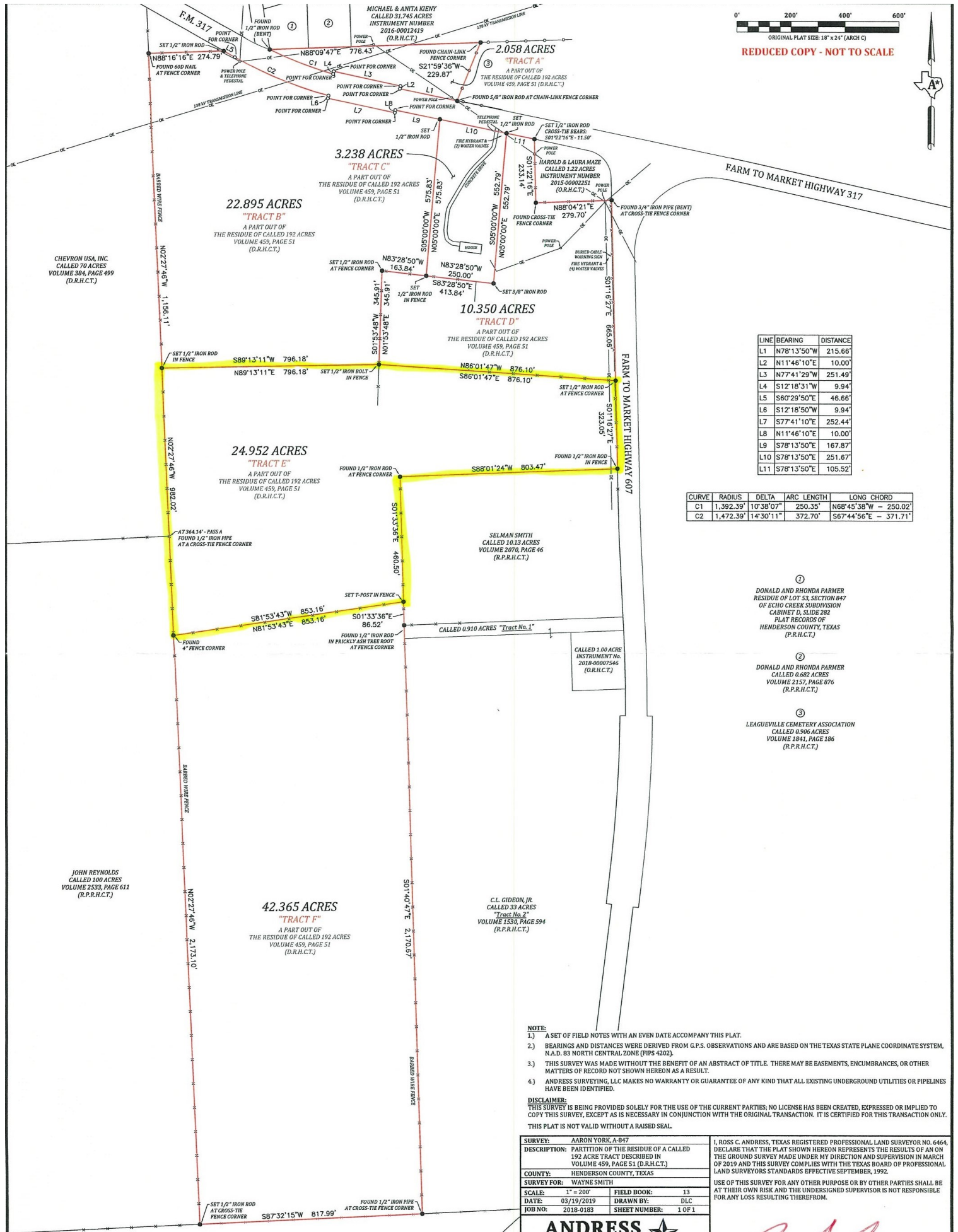






0' 200' 400' 600'
ORIGINAL PLAT SIZE: 18" x 24" (ARCH C)

REDUCED COPY - NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N78°13'50"W	215.66'
L2	N11°46'10"E	10.00'
L3	N77°41'29"W	251.49'
L4	S12°18'31"W	9.94'
L5	S60°29'50"E	46.66'
L6	S12°18'50"W	9.94'
L7	S77°41'10"E	252.44'
L8	N11°46'10"E	10.00'
L9	S78°13'50"E	167.87'
L10	S78°13'50"E	251.67'
L11	S78°13'50"E	105.52'

CURVE	RADIUS	DELTA	ARC LENGTH	LONG CHORD
C1	1,392.39'	10°38'07"	250.35'	N68°45'38"W - 250.02'
C2	1,472.39'	14°30'11"	372.70'	S67°44'56"E - 371.71'

- ① DONALD AND RHONDA PARKER
RESIDUE OF OT 53, SECTION 047
OF ECHO CREEK SUBDIVISION
CABINET D, SLIDE 282
PLAT RECORDS OF
HENDESON COUNTY, TEXAS
(R.P.R.H.C.T.)
- ② DONALD AND RHONDA PARKER
CALLED 0.682 ACRES
VOLUME 2157, PAGE 876
(R.P.R.H.C.T.)
- ③ LEAGUEVILLE CEMETERY ASSOCIATION
CALLED 0.906 ACRES
VOLUME 1841, PAGE 186
(R.P.R.H.C.T.)

NOTE:
1.) A SET OF FIELD NOTES WITH AN EVEN DATE ACCOMPANY THIS PLAT.
2.) BEARINGS AND DISTANCES WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE (FIPS 4802).
3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS OF RECORD NOT SHOWN HEREON AS A RESULT.
4.) ADDRESS SURVEYING, LLC MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED.

DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY. THIS PLAT IS NOT VALID WITHOUT A RAISED SEAL.

SURVEY:	AARON YORK, A-847
DESCRIPTION:	PARTITION OF THE RESIDUE OF A CALLED 192 ACRE TRACT DESCRIBED IN VOLUME 459, PAGE 51 (D.R.H.C.T.)
COUNTY:	HENDERSON COUNTY, TEXAS
SURVEY FOR:	WAYNE SMITH
SCALE:	1" = 200'
DATE:	03/19/2019
JOB NO.:	2018-0183
FIELD BOOK:	13
DRAWN BY:	DLC
SHEET NUMBER:	1 OF 1

I, ROSS C. ADDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH OF 2019 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

ROSS C. ADDRESS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6464

ADDRESS SURVEYING, LLC
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Phone: (903) 904-5043 | Fax: (903) 904-5044
AddressSurveying.com TBPLS Firm No. 10194120

[Signature]

CHEVRON USA, INC.
CALLED 70 ACRES
VOLUME 384, PAGE 499
(D.R.H.C.T.)

JOHN REYNOLDS
CALLED 100 ACRES
VOLUME 2533, PAGE 611
(R.P.R.H.C.T.)

GEORGE R. DINGLER
CALLED 222 ACRES
VOLUME 2771, PAGE 553
(R.P.R.H.C.T.)

MICHAEL & ANITA KIENY
CALLED 31.745 ACRES
INSTRUMENT NUMBER
2016-00012419
(O.R.H.C.T.)

SELMAN SMITH
CALLED 10.13 ACRES
VOLUME 2070, PAGE 46
(R.P.R.H.C.T.)

C.L. GIDEON, JR.
CALLED 33 ACRES
"Tract No. 2"
VOLUME 1530, PAGE 594
(R.P.R.H.C.T.)

CALLED 1.00 ACRE
INSTRUMENT No.
2018-00007546
(O.R.H.C.T.)

