

Property Summary

Lot Size: 31.50 Acres
Price: \$1,200,000

Property Overview

Approximately 31.50 acres of land beside Love's Travel Stop in Leary, TX.

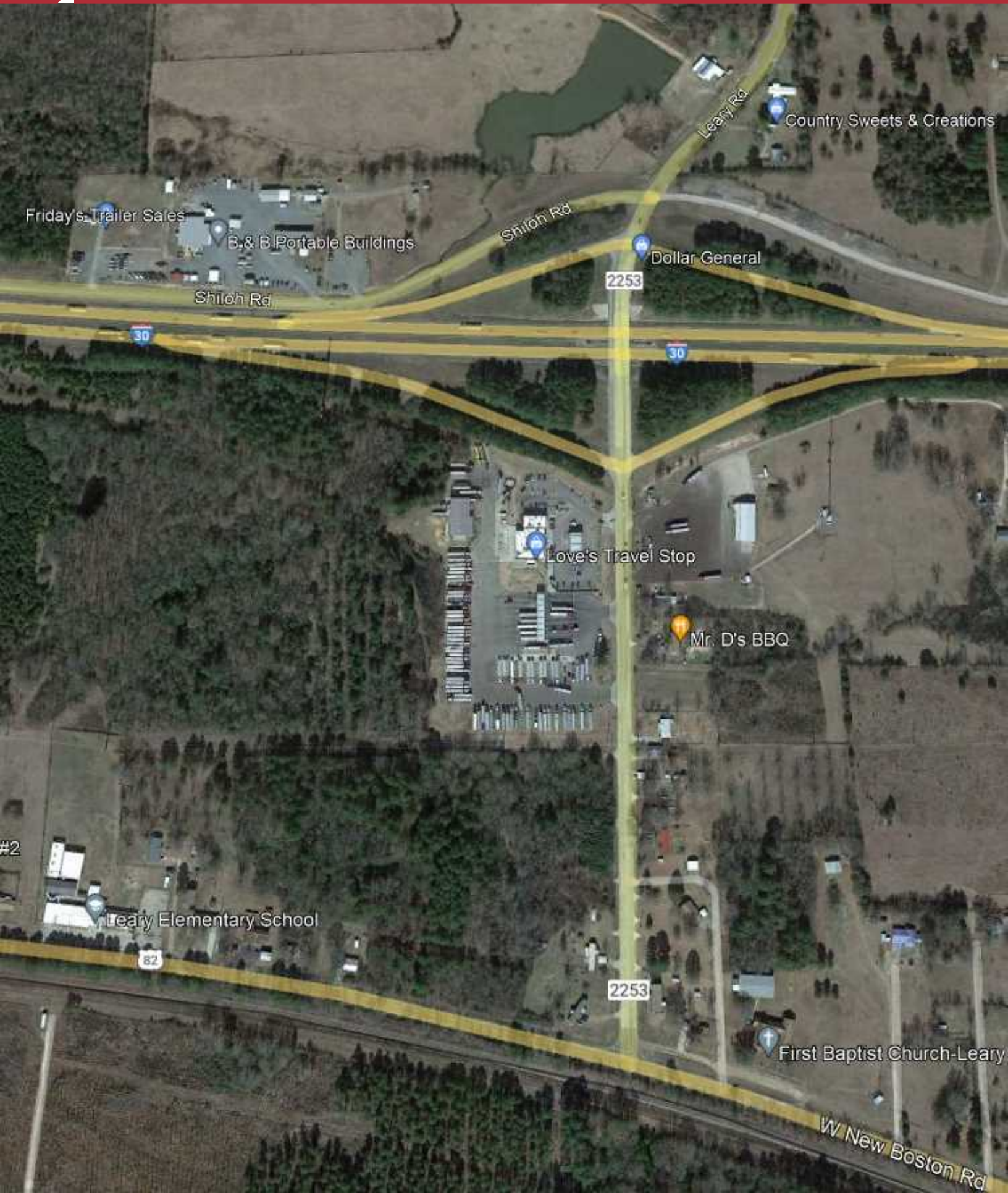
Prime land for hotels, RV parks, or any kind of use.

The land touches I-30, FM 2253, and Hwy 82.

Location Overview

Located off of FM 2253 and I-30.





Found monument (size and type as noted) Telephone Junc. Box
 Set 1/2" Iron Rod with a plastic cap stamped MTX Surveying PK Nail Set w/Metal Washer
 Point For Corner Stamped MTX Surveying
 File Hydrant Power Pole
 PC - Plastic Cap
 IR - Iron Rod
 IRF - Iron Rod Found
 IRP - Iron Pipe w/Stamped Top Found
 IRW - Iron Rod Found
 IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"
 B.C.O.P.R. - Bowie County Official Public Records
 B.C.D.R. - Bowie County Deed Records
 B.C.C.F. - Bowie County Clerk's File
 B.C.P.R. - Bowie County Plat Records
 OE - Fence
 X - Overhead Electric Lines

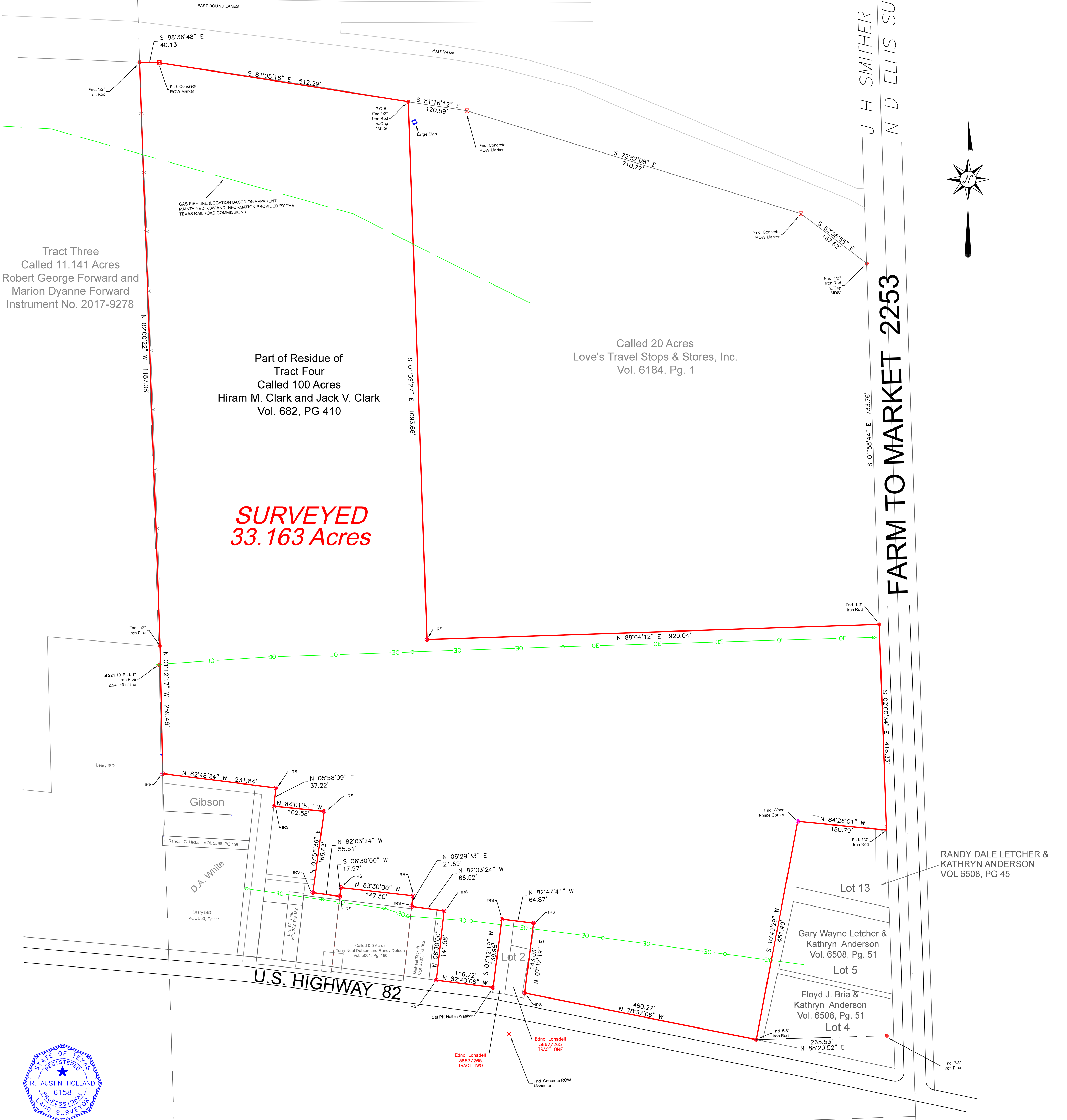
W M MITCHELL SURVEY A-703

J H SMITHER SURVEY A-533

BOWIE COUNTY, TEXAS

J PAXTON SURVEY A-472

INTERSTATE HIGHWAY 30



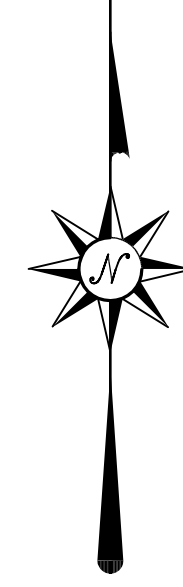
**SURVEYED
33.163 Acres**

Tract Three
Called 11.141 Acres
Robert George Forward and
Marion Dyanne Forward
Instrument No. 2017-9278

Part of Residue of
Tract Four
Called 100 Acres
Hiram M. Clark and Jack V. Clark
Vol. 682, PG 410

Called 20 Acres
Love's Travel Stops & Stores, Inc.
Vol. 6184, Pg. 1

FARM TO MARKET 2253



This plot is the result of a survey made on the ground under the supervision of my office in January - April, 2021, and it correctly represents the facts found at the time of the survey. There are no visible encroachments or encroachments other than those shown. This plot is only original and valid if signed in blue ink, and has my official seal on it.

R. Austin Holland
R. Austin Holland R.P.L.S. 6158 DATE 4/14/23



BOUNDARY SURVEY OF 33.163 ACRES BEING PART OF THE RESIDUE OF A CALLED 100 ACRES DESCRIBED AS TRACT FOUR IN A DEED TO HIRAM M. CLARK AND JACK V. CLARK IN VOLUME 682, PAGE 410, BOWIE COUNTY RECORDS, BEING IN LEARY, BOWIE COUNTY, TEXAS



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903.471.8391
TBPELS Firm No. 10194253

REVISIONS	DATE	BY
Revised to remove addition per client request	4-14-2023	AH

NOTES—
 1) Plot revised to remove reference to the Barkman and Jordans Addition within the subject tract per City of Leary Resolution Number 06-06-2022
 2) All references to lot numbers not within subject tract refer to Barkman and Jordans Addition per the plat recorded in Volume 40, Page 107 Plat Records of Bowie County Texas.
 3) This plot does not reflect a new survey of the subject tract. A recent field survey has not been conducted or requested by the client.

