

1213 E. 12th Street-Cameron, TX



This home is in a great location on a corner lot at the edge of town. Close to parks, churches, schools and more. Built in the mid-70's, this home features over 2,100SF of heated living with an additional 700SF of attached workshop, storage and office space. Three large bedrooms, plus a bonus room that can be used for office/craft room/4th bedroom, two full bathrooms, family room with fireplace and lots of built in cabinets and storage. There is a covered carport and storage building as well. Sprinkler system, security system and more round out this home.



Call today to schedule a tour of this great home. Offered at ~~\$159,900.00~~

REDUCED! NOW \$149,000.00



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

www.CunninghamRealEstate.com

(979) 279-2757

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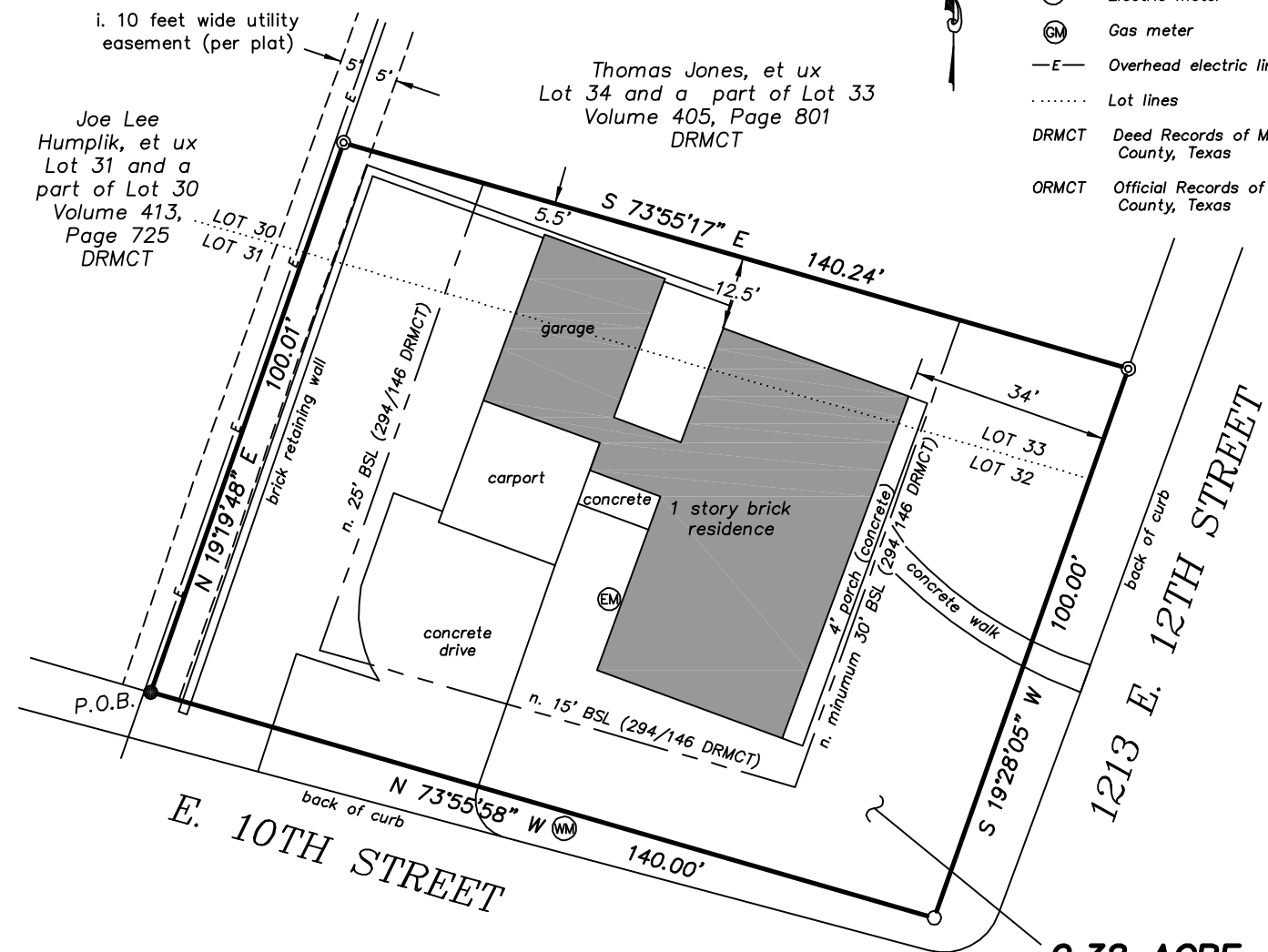
DANIEL MONROE SURVEY, A-38
MILAM COUNTY, TEXAS

COUNTRY CLUB ESTATES

TO THE CITY OF CAMERON
RECORDED IN CABINET A, SLIDE 11-D,
PLAT RECORDS OF MILAM COUNTY, TEXAS.

LEGEND:

- Found 5/8" iron rod
- ⊙ Found 1" iron rod
- Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- WM Water meter
- EM Electric meter
- GM Gas meter
- E— Overhead electric lines
- Lot lines
- DRMCT Deed Records of Milam County, Texas
- ORMCT Official Records of Milam County, Texas



0.32 ACRE

M. C. Duncum
Lot 32 and a part of Lot 33
Volume 405, Page 756
DRMCT

Only those easements listed in Commitment for Title Insurance, G.F. No. M170257 issued June 9, 2017 and relisted below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned.

The following affect subject tract as noted:

- i. 10 feet wide utility easement per plat;
- n. Building setback lines, Item C-4 Building Location (294/146 DRMCT) Front - minimum of 30 feet, maximum of 40 feet; Side Street - 15 feet; Interior - 10 feet applied to original lot lines. Now may apply to new property lines instead; Rear - 25 feet.

The following may affect subject tract, unable to plot from description:

- j. Easement to Texas Power and Light (195/587 DRMCT)
- l. Easement to Texas Power and Light (255/492 DRMCT)
- m. Easement to Texas Power and Light (418/93 DRMCT)

The property shown hereon does not appear to be located in a Flood Hazard Zone, as designated on Flood Insurance Rate Map, Community Number 480478 0002 D, City of Cameron, Milam County, Texas, dated December 2, 1992.

All bearings shown hereon are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 0.32 acre tract of land shown hereon.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on June 21, 2017.

Don Randall Hughes Registered Professional Land Surveyor No. 5345



DATE:	6-21-17
JOB NO.	5534
DRAWN BY:	LEM
SCALE:	1"=30'

Hughes Surveying

Texas Board of Professional Land Surveying, Firm Number 10055300

P. O. BOX 1135

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