

Presenting
1396 Shaws Bend Road,
Columbus, Texas 78934

Conveniently located just off Highway 71 between Columbus and Ellinger Texas is this immaculate 2424 sq. ft. custom built brick home sitting on 2.134 prime acres of land. Enjoy entertaining in the spacious living room and sitting around the cozy brick fireplace after cooking dinner in the delightful white kitchen. The nicely appointed kitchen offers plenty of cabinets, a built-in breakfast table and a stainless steel sink. Fridge is negotiable. For your larger gatherings, perhaps eat in the more formal dining area located just off the kitchen, yet open to the living room. 4 spacious bedrooms, 2 of which have built in desks and 2 bathrooms are sure to accommodate all! For those who work from home, a nice study with French doors will give you a pleasant area to focus on your work.

The large laundry room boasts a utility sink, plenty of cabinets for storage and a broom closet. Tall sliding doors off the living room lead to your covered back patio where you can relax and take in some fresh country air. A deer proofed garden area is perfect for planting your vegetables for canning. Plenty of parking space with the 2 car detached garage with a covered breezeway to the house. Attached to the garage there is a small workshop area, perfect for handyman projects and additional storage. All this is nicely fenced on 3 sides. Property extends past the creek which is on the 4th side. This manageable parcel awaits its new owner to customize the home with their personal touches. Perfect for full time or weekend use.

***Call to Schedule your private showing on
this amazing property!***

All information is deemed to be accurate but should be independently verified.



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Handwritten initials



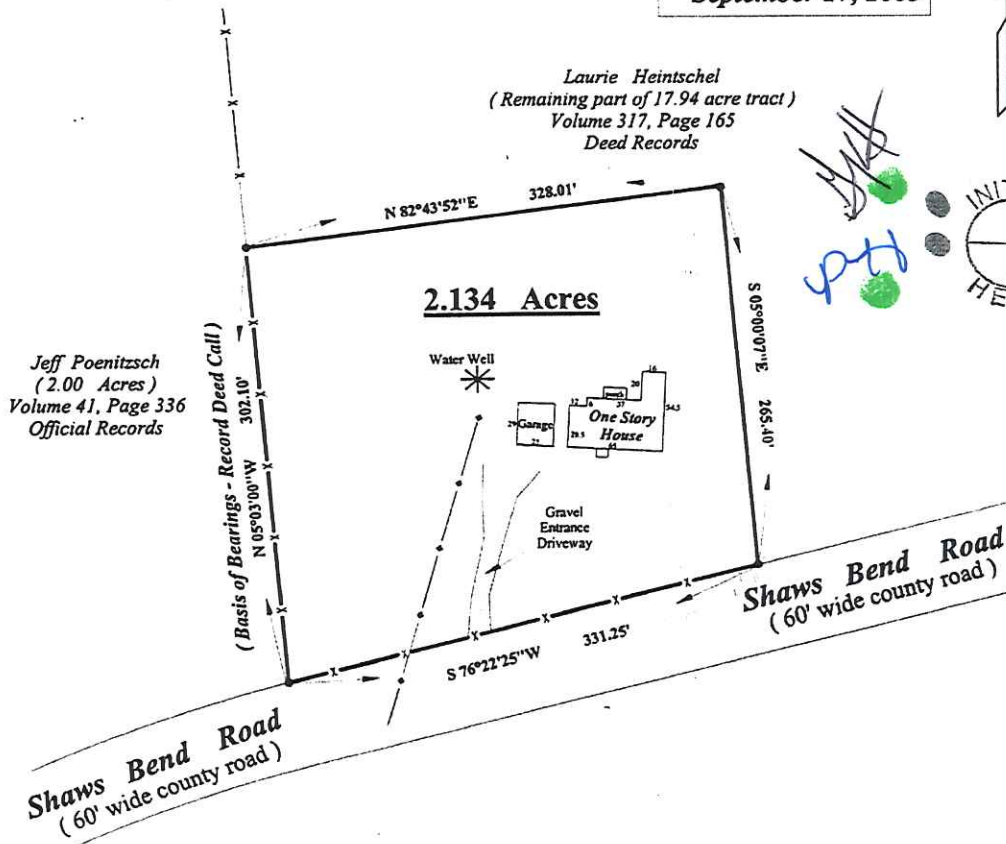
**COLORADO COUNTY, TEXAS
WILLIAM R. HUNT SURVEY
ABSTRACT NO. 29**

Scale 1" = 100'
September 17, 2003



Laurie Heintschel
(Remaining part of 17.94 acre tract)
Volume 317, Page 165
Deed Records

[Handwritten initials]
INITIAL
HERE



Jeff Poenitzsch
(2.00 Acres)
Volume 41, Page 336
Official Records

**Property Borrowers: Gerald Heintschel and wife,
Patti Heintschel**

**Property Address: 1396 Shaws Bend Road
Columbus, Tx. 78934**

LEGEND

- 1/2" Iron Rod found as called for in Record Deed
- Overhead Power Line
- x-x- Wire Fence

Notes

- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0150 C, effective date January 3, 1990.
- (2) Title information not furnished.

Survey Plat of a 2.134 acre tract of land situated in the William R. Hunt Survey, Abstract No. 29, Colorado County, Texas and being that same land described as 2.000 acres in Deed dated January 9, 1998 from Judy Ann Vornsand to Gerald Keith Heintschel, recorded in Volume 251, Page 224, Colorado County official Records.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

[Signature]
Darrell D. Rau, Registration No. 4173



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: April 3, 2023

GF No. _____

Name of Affiant(s): Gerald Heintschel , Patty Heintschel

Address of Affiant: P.O. Box 444, Columbus , TX 78934

Description of Property: 1396 Shaws Bend Road, Columbus, TX 78934

County Colorado, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since September 17th, 2003 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): * note any changes since survey done

Fencing on east and north side

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

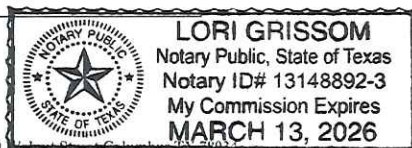
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Gerald Heintschel
Gerald Heintschel

Patty Heintschel
Patty Heintschel

SWORN AND SUBSCRIBED this 10th day of April, 2023

Lori Grissom
Notary Public



(TXR-1907) 02-01-2010

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