

1005 N. Center Street
Weimar, Texas 78962

Welcome to Weimar, Texas, where history and opportunity await! Nestled on a spacious, 2.05 acre lot adorned with amazing mature trees, this charming 1935 built home is your canvas to transform into your dream home. With 3 bedrooms, 1 bath, 1096 sq. ft. and a prime location, this property offers endless possibilities.

As you step inside, you'll be greeted by a nicely sized living room and fantastic high ceilings. The kitchen boasts plenty of cabinets, providing ample storage space for all your culinary needs and Formica countertops with a double sink. Some of the floors have the original wood which adds a touch of character and charm, reminding you of the home's rich history.

For your comfort, central HVAC ensures a pleasant environment throughout the year, while the composition roof offers protection from the elements.

Situated on a unique parcel of land, this property provides the best of both worlds with half of the lot falling within the city limits and the other half extending beyond the city limits, offering a serene escape into nature. The fenced yard provides an ideal space for pets and outdoor activities. An old building/garage is located outside but is of little to no value. Additionally, a wet weather creek flows at the back of the lot, adding a natural feature to the landscape.

While this home requires some work, it presents an incredible opportunity to put your personal touch on a piece of Weimar's past. Some updates have been done over the years! With vision and creativity, you can transform this property into the perfect haven that suits your unique style.

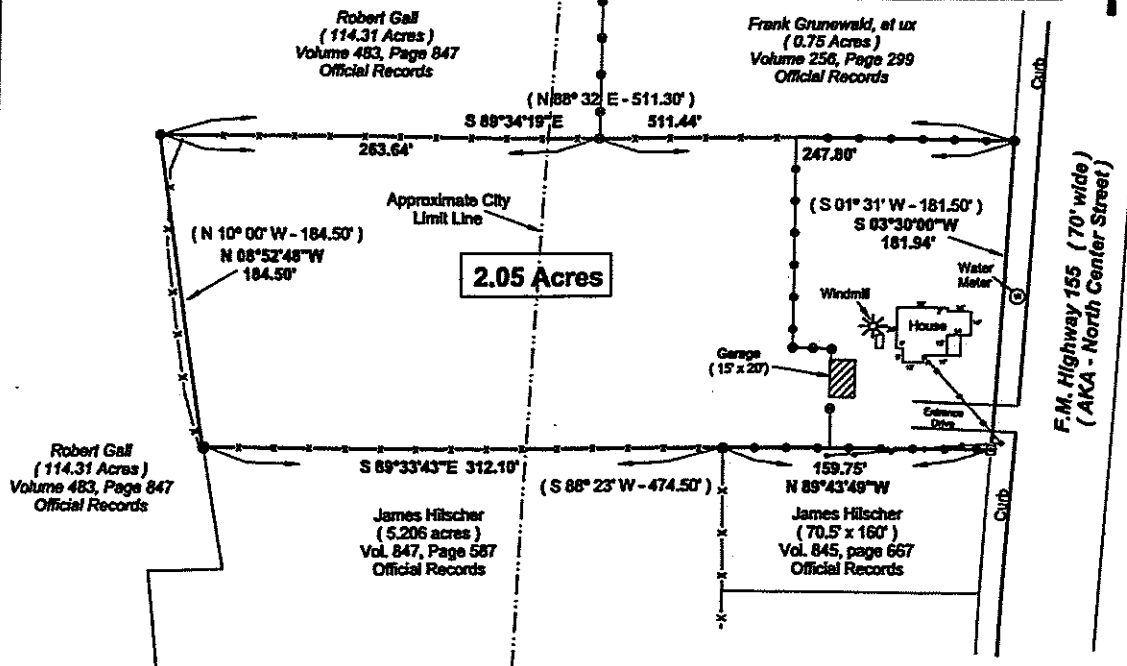
This parcel offers so many possibilities as perhaps one could build a second home on the acreage behind the existing home for rental income or build a large metal workshop, (with City Approval). Your choice! Schedule a viewing today and let your imagination run wild in this 1935 gem on 2.05 acres of enchanting land.

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

PART IN CITY LIMITS - PART NOT

**COLORADO COUNTY, TEXAS
CITY OF WEIMAR
BLOCK NO. 128**

Scale 1" = 50'
August 24, 2020
File Name:
Melnar.Zak



LEGEND	
⊙	1/2" Iron Rod set with plastic cap stamped RPLS 4173
●	1/2" Iron rod found
()	Record Deed Calls
—○—	Chain-link Fence
—x—x—	Wire Fence
—○—	Overhead Power Line
●	Chain-link Fence Corner Post
■	Damaged Concrete Marker found

Notes

- (1) This survey is based on the record plat of the City of Weimar as recorded in Volume S, Page 813, Colorado County Deed Records.
- (2) All bearings are based on the City of Weimar subdivision plat. Said Basis being N 06°30' 00" E along the center of Mechanic Street.
- (3) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (4) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (5) This survey was completed without the benefit of an abstract of title.
- (6) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (7) This survey was prepared without the benefit of a title commitment.
- (8) There is excepted any rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (9) Property description to accompany this plat.

Survey Plat of a 2.05 acre tract of land situated in Block No. 128 of the City of Weimar, Colorado County, Texas and being that same land described as 2.06 acres in Deed dated December 30, 2005 from Dorothy Melnar to Michael Melnar, et al, recorded in Volume 513, Page 329, Colorado County Official Records.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8468
Firm No. 10162600



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.

Darrell D. Rau

Darrell D. Rau, Registration No. 4173

STATE OF TEXAS
COUNTY OF COLORADO

Land Description
2.05 Acres

BEING a tract or parcel containing 2.05 acres of land situated in Block No. 128 of the City of Weimar, Colorado County, Texas and being that same land described as 2.06 acres in Deed dated December 30, 2005 from Dorothy Melnar to Michael Melnar, et al, recorded in Volume 513, Page 329, Colorado County Official Records. Said 2.05 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a damaged 3" x 3" concrete marker found on the West line of F.M. Highway 155 for the original Southeast corner of the Melnar tract and the Southeast corner of the herein described tract, said marker also being the Northeast corner of the James Hilscher (70.5' x 160') tract as described in Volume 845, Page 667, Official Records;

THENCE following an existing chain-link fence along the North line of the Hilscher tract, N 89° 43' 49" W a distance of 159.75 feet to a ½" iron rod found for the Northwest corner of the Hilscher (70.5 x 160') tract and being the Northeast corner of another James Hilscher tract containing 5.206 acre tract as described in Volume 847, Page 587, Official Records, also being an angle point of the herein described tract;

THENCE along the North line of the Hilscher 5.206 acre tract, S 89° 33' 43" E a distance of 312.10 feet to a ½" iron rod found for the Northwest corner of the Hilscher 5.206 acre tract, located on the East line of the Robert Gall 114.31 acre tract as described in Volume 483, Page 847, Official Records, said iron rod also being the Southwest corner of the herein described tract;

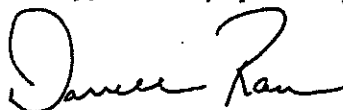
THENCE along an Easterly line of the Gall tract, N 08° 52' 48" W a distance of 184.50 feet (Deed Call N 10° 00' W - 184.50') to a ½" iron rod found for an interior corner of the Gall tract and being the Northwest corner of the herein described tract;

THENCE along a South line of the Gall 114.31 acre tract along the South line of the Frank Grunewald 0.75 acre tract as described in Volume 256, Page 299, Official Records, which is marked by an existing fence, S 89° 34' 19" E, at 263.64 feet passing a chain-link fence corner post for the common corner of the Gall and Grunewald tracts, continuing now with said Grunewald tract, in all a total distance of 511.44 feet (Deed Call N 88° 32' E - 511.30') to a ½" iron rod found on the West line of F.M. Highway 155 (aka North Center Street) for the Southeast corner of the Grunewald tract and being the Northeast corner of the herein described tract;

THENCE along the West line of F.M. Highway 155, S 03° 30' 00" W a distance of 181.94 feet (Deed Call S 01° 31' W - 181.50') to the POINT OF BEGINNING, containing 2.05 acres of land.

Notes:

- (1) All bearings are based on the City of Weimar subdivision plat.
- (2) A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173
Firm No. 10162600

Date: August 24, 2020



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

Date: June 8, 2023 June 9 2023 GF No. _____

Name of Affiant(s): April J. Ehlers April J Ehlers

Address of Affiant: 1005 N. Center Street, Weimar, TX 78962 1005 N Center St, Weimar TX 78962

Description of Property: 2.05 acres Block 120 City of Weimar 1005 N Center Street Weimar TX 78962
County Colorado, Texas WEIMAR TX 78962

"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 8/24/2020 August 24th, 2020 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): none

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.

April J. Ehlers
April J. Ehlers



SWORN AND SUBSCRIBED this 16th day of June, 2023
Erica Kollaja
Notary Public

30m
100ft

AJE



1005 N. Center Street.





APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 1005 N. Center Street Weimar
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
- 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.



D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	 Seller	06/05/2023	_____	Date
Buyer _____	Date _____	April J. Ehlers		_____	Date
Other Broker _____	Date _____	 Listing Broker	06/05/2023	_____	Date
		Nicola Hammett			

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L