

Presenting  
*107 Memorial Lane*  
*Columbus, TX 78934*

*This beautifully updated 3 bedroom, 2.5 bath home sits on a generous ±0.34-acre lot in the highly desirable Memorial Oaks subdivision of Columbus. Built in 1987 and offering 1,980 sq. ft. of well-designed living space, the home blends timeless comfort with modern upgrades.*

*Inside, a bright and open layout features a welcoming spacious living room with a corner fireplace with Heatilator system and exterior ash clean-out. The dining options include a formal dining room with built-ins and a swinging door to the recently remodeled nicely equipped kitchen plus a charming breakfast area for less formal gatherings. The primary suite with vaulted ceilings offers two closets and an updated bath with a wet room featuring a jetted tub and shower. A spacious laundry room with half bath adds convenience! Most of the home boasts recently installed waterproof Luxury Vinyl Plank flooring while bathrooms enjoy tile. Outdoors, enjoy a fenced backyard, detached 2-car garage and an additional storage building with an overhead door.*

*With nearby schools, shopping, restaurants and the charm of Columbus just minutes away, this home is the perfect blend of location, comfort and style.*

*Recent updates listed make this home truly move-in ready:*

- *Roof (2012)*
- *Primary bath remodel (2016)*
- *HVAC system (2017)*
- *Guest bath remodel (2023)*
- *Gas water heater (2024)*
- *Interior & exterior paint (2025)*
- *Kitchen remodel - epoxy countertops, mosaic backsplash, electric cooktop with downdraft, double sink (2025)*
- *Flooring - Luxury Vinyl Plank, waterproof, 12mm thick (2025)*



*Call to schedule your private viewing of this fantastic, remodeled home.*

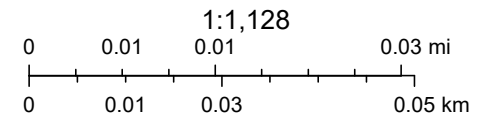
*All information is deemed accurate but should be independently verified.*

# 107 Memorial Lane, Columbus, TX 78934



8/20/2025, 3:17:58 PM

-  Parcels
-  Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar

Colorado Central Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



RESOLUTION APPROVING AND ACCEPTING THE SUBDIVISION AND PLAT THEREOF OF LAND KNOWN AS MEMORIAL OAKS SUBDIVISION, SECTION NO. 1, IN THE CITY OF COLUMBUS, TEXAS, AND ACCEPTING THE DECICATION FOR PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS.

WHEREAS, such subdivision plat being presented to the City Council of the City of Columbus, Texas, requesting the acceptance and approval thereof of land known and to be known as the Memorial Oaks Sub-division, Section No. 1, in the City of Columbus.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBUS, TEXAS:

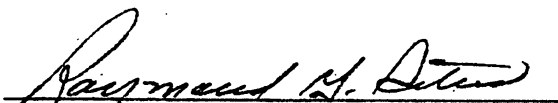
That said subdivision plat, as attached as Exhibit A to this Resolution, is approved and all dedications for public use are accepted in all respects; and the City Secretary is directed to certify the plat as complying to the Subdivision Ordinance of the City of Columbus; and said plat is hereby authorized to be filed in the office of the County Clerk of Colorado County, Texas, and recorded in the proper record.

PASSED AND APPROVED this 11th day of November, 1974.



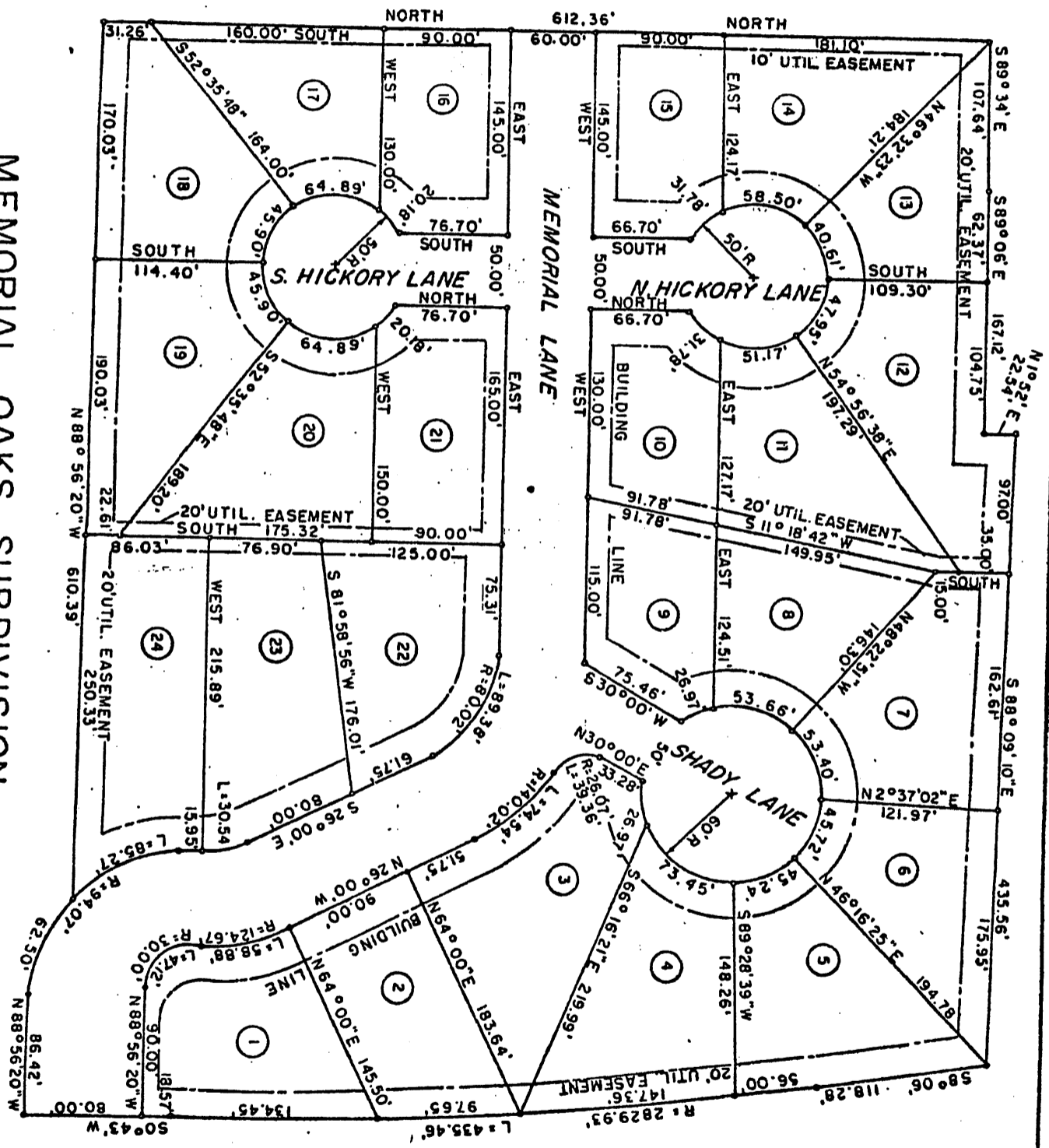
ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Secretary

MEMORIAL OAKS SUBDIVISION  
SECTION I

SCALE, 1" = 100'



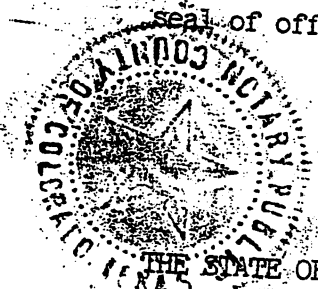
F. M. 806

THE STATE OF TEXAS, \*  
COUNTY OF COLORADO. \*

I, Raymond Peters, City Secretary of the City of Columbus, Texas, hereby certify that the above and foregoing is a true and correct copy of a Resolution duly passed and adopted by the City Council of the City of Columbus, Texas, at a regular meeting on the 11th day of November, 1974.

Raymond H. Peters  
Raymond Peters, City Secretary  
of the City of Columbus, Texas

SWORN TO AND SUBSCRIBED BEFORE ME by the said Raymond Peters, this 3rd day of January, 1975, to certify with witness my hand and seal of office.



Benjamin Albright  
Notary Public, Colorado County, Texas.

THE STATE OF TEXAS, \*  
COUNTY OF COLORADO. \*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Raymond Peters, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of January, 1975.

Benjamin Albright  
Notary Public, Colorado County, Texas



SECTION I

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS, \*  
\*  
COUNTY OF COLORADO. \*

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, V. L. MAREK, JR., DEMPSEY CALHOUN, GEORGE HAGAN, and B. J. SCHINDLER, hereinafter called DECLARANT, are the owners of all that certain real property located in Colorado County, Texas, and described as follows:

Described and known as MEMORIAL OAKS SUBDIVISION, SECTION I, in the City of Columbus, Texas, according to description of same contained in certified copy of Resolution of the City Council of the City of Columbus, Texas, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Colorado County, Texas, and Plat of said subdivision of record in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Map Records of Colorado County, Texas, to all of which reference is here made for all purposes.

AND WHEREAS, Declarant will convey the above described properties subject to certain easements, restrictions, covenants and conditions as hereinafter set forth.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall be covenants running with, said real property, and shall be binding on all parties having any right, title or interest in or to the above described property, or any part thereof, and their heirs, successors, assigns and personal representatives, and which easements, restrictions, covenants and conditions shall inure to the benefit of each Owner thereof:

ARTICLE ONE  
DEFINITIONS

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1.01 OWNER shall mean and refer to the record owner, whether one or more persons or entitles, having the fee simple title to any Lot or portion thereof, but not including those having an interest merely as security for the performance of an obligation.

1.02 LOT shall mean and refer to that portion of land shown upon the Plat above referred to showing boundary lines with dimensions stated thereon and being numbered 1 through 24.

1.03 DECLARANT shall mean and refer to said V. L. Marek, Jr., Dempsey Calhoun, George Hagan and B. J. Schindler, and their heirs and personal representatives as to the property known as Memorial Oaks Subdivision, Section I, and covered hereby, and shall include their successors and assigns as to such property if such successors or assigns shall acquire more than one undeveloped lot from Declarant for the purpose of development.

ARTICLE TWO

USE RESTRICTIONS, COVENANTS AND CONDITIONS,  
EASEMENTS AND OTHER RESERVATIONS BY DECLARANT

2.01 All Lots shall be used only for single family residential purposes, and no commercial, trade, business or professional activity of any nature to which the general public is invited shall be carried on upon such premises or any part thereof, and no poultry, livestock or other animals may be kept thereon, except same shall not preclude the keeping of such pets as are ordinarily kept in residential areas.

2.02 Not more than one set of residential improvements, except quarters for domestic servants of the occupants of such residence, shall be erected on each Lot, except as provided by Paragraph 2.11.

2.03 No residential improvements, other than quarters for domestic servants of the occupants of such residence, shall be erected or permitted to be erected which shall contain less than 1400 sq. feet of floor space, excluding any garage, patio, porch, or carport.

2.04 Garages and outbuildings that are appurtenant to a residence may be erected upon each Lot upon which a residence has been erected and same must be of the same exterior material as such residence.

2.05 All improvements placed on such premises shall be newly erected and no second hand or used buildings or other improvements shall be moved onto said premises and no used or second hand materials may be used in the exterior of such improvements unless used for enhancement of appearance, such as, for example, second hand brick.

2.06 No structure of a temporary character or nature and no trailer, shack, garage, barn or other buildings, or any part thereof, shall be placed on such premises or used as a residence or dwelling, either temporarily or permanently. Use of house trailers, mobile homes, portable buildings, buses, trucks or similar vehicles, for residence purposes is hereby prohibited, and no such vehicle shall be kept or permanently parked in the street within such subdivision.

2.07 Such premises shall not be allowed to be used or maintained as a dumping ground for rubbish or trash.

2.08 No building or improvements of any kind shall be erected so that any portion thereof shall be nearer than 25 feet to the street property line. No building or improvements of any kind shall be erected so that any portion thereof shall be nearer than 5 feet to any property line in said subdivision, including Lot boundary lines, other than said street property lines; provided however, that this shall not be construed to permit encroachment on easement areas and same shall not override the provisions of Paragraph 2.10. If two or more Lots are consolidated into a building site in conformity with the provisions of Paragraph 2.09, these building setback provisions shall be applied to such resultant building site as if it were one original platted Lot.

2.09 None of said Lots shall be resubdivided in any fashion, except that any person owning two or more adjoining Lots may consolidate such Lots into a building site for one residence, with the privilege of construction of one set of residence improvements as permitted hereby on such site.

2.10 Easements for installation and maintenance of utilities and drainage facilities are reserved and shall exist affecting the following areas: The North 20 feet of said subdivision, adjacent and contiguous to the North line thereof, and the South 20 feet of said subdivision, adjacent and contiguous to the South line thereof, and the East 20 feet of said subdivision, adjacent and contiguous to the East line thereof, and the West 10 feet of said subdivision, adjacent and contiguous to the West line thereof, and the area extending to a width of 10 feet on each side of all the interior Lot boundary lines of said subdivision running North and South or substantially North and South, except the boundary lines between Lots 6 and 7, Lots 12 and 13, and Lots 18 and 19, it being the intent hereunder that said easement areas shall be at the locations adjoining boundary lines as indicated by dashed lines on the above referred to Plat, but the terms hereof shall control as to the dimensions of said easement areas. Right of use for ingress and egress shall be had at all times over any such easement area for the installation, operation, maintenance, repair or removal of any utility or drainage facility, together with the right to remove any obstruction placed in such easement or easement area that would constitute interference with such use. No utility company, water district, political subdivision or other authorized entity using such easements shall be liable for any damages done by it or its successors, assigns, agents or employees, to shrubbery, trees, flowers, fences, buildings or any other property of Owner situated within any such easement area.

2.11 Declarant reserves the right to construct, own, lease, sell or convey residential improvements of the type known as townhouse or townhouses, consisting of multiple single family dwelling units with common or party walls, or constructed in such other manner as customarily used in the construction of townhouses, on any Lot or Lots, including two or more adjoining Lots, and all of the use restrictions hereof that may reasonably apply to said townhouse type improvements and the use thereof shall so apply, except the minimum floor space requirement as to townhouse units shall be 900 sq. feet, and the building setback provisions hereof shall be applied to such resultant building site of one or more Lots as if it were one original platted Lot.

ARTICLE THREE  
GENERAL PROVISIONS

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3.01 ENFORCEMENT. Declarant or any Owner shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3.02 SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

3.03 DURATION AND AMENDMENT. The covenants, conditions and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, Declarant or the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns, and, unless amended as provided herein, shall be effective for a term of twenty (20) years from the date of this Declaration, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years. The covenants, conditions and restrictions of this Declaration may be amended during the first twenty (20) year period by an instrument executed by not less than 90 percent of the Lot Owners. During any succeeding ten (10) year period, the covenants, conditions and restrictions of this Declaration may be amended during the last year of any such ten (10) year period by an instrument executed by not less than 75 percent of the Lot Owners. No amendment shall be effective until recorded in the Deed Records of Colorado County, Texas.

EXECUTED by said Declarant, this 7 day of January,  
~~1974~~ 1975

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V. L. MAREK, JR.  
V. L. MAREK, JR.

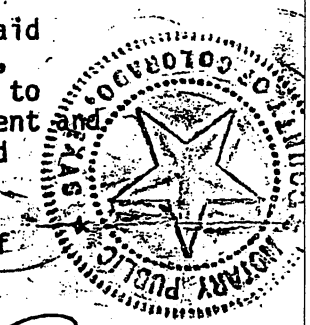
DEMPSEY CALHOUN  
DEMPSEY CALHOUN

GEORGE HAGAN  
GEORGE HAGAN

B. J. SCHINDLER  
B. J. SCHINDLER

THE STATE OF TEXAS, \*  
\*  
COUNTY OF COLORADO \*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared V. L. MAREK, JR., DEMPSEY CALHOUN, GEORGE HAGAN and B. J. SCHINDLER, all known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of Jan. 1975, ~~1974~~.

Notary Public, Colorado County, Texas.

*V. L. Marek Jr  
Box 245  
Dempsey Calhoun*

FILED FOR RECORD  
10 day of Jan. 1975  
at 8:00 o'clock A. M.  
Lester Schneider  
CLERK COUNTY COURT, COLORADO CO., TEX.  
By Jan. Schneider  
Deputy

22797

Recorded the 14 day of Jan.  
LESTER SCHNEIDER, County Clerk

A. D. 1975 at 9:50 o'clock A. M.  
By Annie Louise Pranta Deputy.