

*Presenting
1045 McElroy Lane
New Ulm, TX 78950*

What a rare opportunity to own a stunning hilltop retreat in the highly sought after Frelsburg area in Northern Colorado County. This ±28.18-acre property offers panoramic vistas with sweeping views, unmatched privacy and endless possibilities.

From the moment you arrive, the elevated setting captures your attention. Rolling countryside stretches for miles with breathtaking sunsets and peaceful surroundings that define true country living. The land is a beautiful blend of open pasture and some beautiful Live Oaks, creating a picturesque setting ideal for recreation, livestock or simply enjoying the outdoors.

The well maintained 2016 manufactured home is thoughtfully designed for comfort and functionality, offering 2,280 square feet of living space. Inside, you'll find generous living areas, a cozy fireplace, a spacious kitchen that serves as the heart of the home and 4 nicely sized bedrooms. A flexible bonus room provides options for a fifth bedroom, home office or a den.

Step outside and experience everything this property has to offer, from quiet mornings overlooking the pond to evenings under wide Texas skies. Mature Live Oak trees around the homesite and multiple outbuildings make this property equally suited for work and leisure.

With road frontage on two sides and the ability to divide, this property also presents a compelling long term investment opportunity.

Private, scenic and well-appointed! This is country living at its finest!

[Call me to schedule your Private Showing today!](#)

[See Property Features on Next Page](#)

Property Features

Land & Location

±28.18 acres in Colorado & Austin Counties
Prime Frelsburg Area Location
Elevated Hilltop Homesite with Panoramic Views
No Floodplain/High and Dry
No Flooding During Hurricane Harvey
Mix of Open Pasture with some Scattered Trees
Pond and Mature Live Oak Trees Surrounding Homesite
Road Frontage on Two Sides
Perimeter Fenced and Cross Fenced
Perfect for Agricultural and Recreational Use
Dividable

Home Features

2016 Upgraded Manufactured Home | 2,280 SF
4 bedrooms | 2.5 bathrooms
Bonus Room (Optional 5th Bedroom, Office or Den)
Spacious Living Area
Fireplace
Open Kitchen with Island and Abundant Cabinetry
Gas - Stainless Steel Whirlpool Stove
Stainless Steel Whirlpool Microwave
Double Sinks
Stainless Steel Whirlpool Dishwasher
Vinyl Flooring - Wood Plank
Large Pantry and Eat-In Dining Area with Views
Primary Suite with Double Vanities, Garden Tub, Shower and Large Closet
Generously Sized Secondary Bedrooms
Dedicated Laundry Room with Utility Sink
Composition Roof
Double Pane Windows
Updated HVAC with Ceiling Registers
Satellite TV
Electric Water Heater
Nicely Skirted Home
Water Well (±220 Feet Deep)
Septic System (Low Pressure Dosing)
Propane (250-gallon tank)

All information is deemed accurate but should be independently verified.

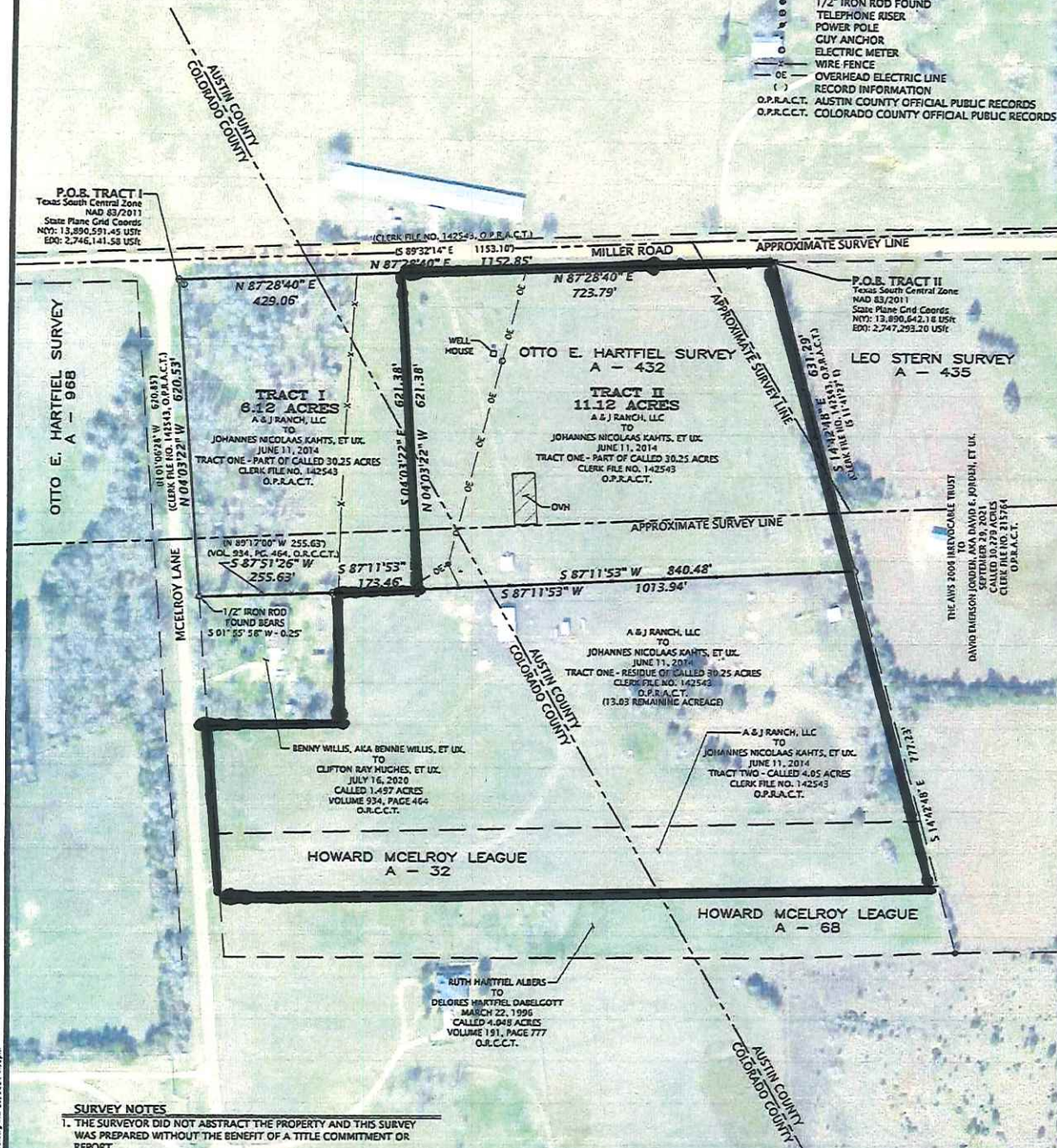
COLORADO COUNTY, TEXAS
 OTTO E. HARTFIEL SURVEY, A - 968
 HOWARD MCELROY LEAGUE, A - 32
 AUSTIN COUNTY, TEXAS
 OTTO E. HARTFIEL SURVEY, A - 432
 HOWARD MCELROY LEAGUE, A - 68
 LEO STERN SURVEY, A - 435

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.998998444
 BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES



LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- TELEPHONE RISER
- POWER POLE
- GUY ANCHOR
- ELECTRIC METER
- WIRE FENCE
- OE — OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION
- O.P.R.A.C.T. AUSTIN COUNTY OFFICIAL PUBLIC RECORDS
- O.P.R.C.C.T. COLORADO COUNTY OFFICIAL PUBLIC RECORDS



- SURVEY NOTES**
1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 4. PROPERTY IS SUBJECT TO ANY SUBDIVISION REGULATIONS FOR COLORADO COUNTY, TEXAS AND/OR AUSTIN COUNTY, TEXAS THAT MAY APPLY.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 28, 2023 & JANUARY 8, 2024 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FSC, INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953



**SURVEY PLAT OF TWO TRACTS
 OUT OF VARIOUS SURVEYS IN
 AUSTIN & COLORADO COUNTIES, TX**

DATE: 01/25/2024
 DRAWN BY: TTH
 CHECKED BY: MWL
 FIELD CREW: VCA
 PROJECT NO: 2023110562
 COUNTY: AUSTIN
 SCALE: 1" = 200'
 SHEET: 1 OF 1

FSC INC
 SURVEYORS-ENGINEERS

2205 Walnut Street - Columbus, TX 78534
 Ph: 979.733.5114 Fax: 979.732.5211
 TSPS FIRM 10000100 TPC FIRM 17957
 www.fscinc.net

A:\2023\2023110562\2023110562.dwg, 1/25/24, 10:14:43 AM



**DRIVING PERFORMANCE.
DELIVERING RESULTS.**

TBPLS Firm 10000100
TBPE Firm 17957

COLORADO COUNTY, TEXAS

OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 968
HOWARD MCELROY LEAGUE, ABSTRACT NO. 32

AUSTIN COUNTY, TEXAS

OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 432
HOWARD MCELROY LEAGUE, ABSTRACT NO. 68



TRACT I

DESCRIPTION OF A 6.12 ACRE TRACT OF LAND SITUATED PARTLY IN THE OTTO E. HARTFIELD SURVEY, ABSTRACT NO. 968, THE HOWARD MCELROY LEAGUE, ABSTRACT NO. 32, IN COLORADO COUNTY, TEXAS AND SITIATED PARTLY IN THE OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 432, THE HOWARD MCELROY LEAGUE, ABSTRACT NO. 68, IN AUSTIN COUNTY, TEXAS AND BEING A PART OF THAT CALLED 30.25 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED DATED JUNE 11, 2014 FROM A & J RANCH, LLC TO JOHANNES NICOLAAS KAHTS, ET UX, AS RECORDED IN CLERK FILE NO. 142543, OF THE OFFICIAL PROPERTY RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 6.12 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found [Grid Coordinates: N 13,890,591.45 USft E 2,746,141.58 USft] at the intersection of the Easterly line of McElroy Lane and the Southerly line of Miller Road for the Northwest corner of said 30.25 acre parent tract and the herein described tract;

THENCE North 87° 28' 40 East (called South 89° 32' 14" East, Clerk File No. 142543, O.P.R.A.C.T.) along the Southerly line of Miller Road, being the common Northerly line of said 30.25 acre parent tract and the herein described tract a distance of 429.06 feet to a 5/8 inch iron rod set w/ cap for the Northwest corner of a called 11.12 acre tract of land described as Tract II, surveyed this same day out of said parent tract and being the common Northeast corner of the herein described tract;

THENCE South 04° 03' 22" East across said 30.25 acre parent tract with the Westerly line of said Tract II being the common Easterly line of the herein described tract a distance of 621.38 feet to a 5/8 inch iron rod set w/ cap for the Southwest corner of said Tract II, being the common Southeast corner of the herein described tract;

THENCE South 87° 11' 53" West continuing across said 30.25 acre parent tract, with a Southerly line of the herein described tract a distance of 173.46 feet to a 5/8 inch iron rod found for the Northeast corner of a called 1.497 acre tract of land described in a deed dated July 16, 2020 from Benny Willis aka Bennie Willis, et ux to Clifton Ray Hughes, et ux, as recorded in Volume 934, Page 464, Colorado County Official Records;

THENCE South 87° 51' 36" West (called North 89° 17' 00" West - Vol. 934, Pg. 464, O.R.C.C.T.) along the Northerly line of said 1.497 acre tract, being a common upper Southerly line of said 30.25 acre parent tract a distance of 255.63 feet (called 255.63') to a 5/8 inch iron rod set w/ cap in the Easterly line of McElroy Lane for the Northwest corner



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of said called 1.497 acre tract from which a 1/2 inch iron rod found bears South 01° 55' 58" West a distance of 0.25 feet;

THENCE North 04° 03' 22" West (called North 01° 06' 28" West, Clerk File No. 142543, O.P.R.A.C.T.) along the Easterly line of McElroy Lane, being the common Westerly line of said 30.25 acre parent tract and the herein described tract a distance of 620.53 feet (called 620.85') to the **POINT OF BEGINNING**, containing **6.12 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.9998998444.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on December 28, 2023 and January 8, 2024.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2023110562
Word File: 2023110562_6.12_acre_m&b.docx
ACAD File: 2023110562.dwg

Date: January 25, 2024





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DELIVERING RESULTS.**

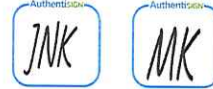
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COLORADO COUNTY, TEXAS

OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 968
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OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 432
HOWARD MCELROY LEAGUE, ABSTRACT NO. 68
LEO STERN SURVEY, ABSTRACT NO. 435



TRACT II

DESCRIPTION OF A 11.12 ACRE TRACT OF LAND SITUATED PARTLY IN THE HOWARD MCELROY LEAGUE, ABSTRACT NO. 32 AND THE OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 968 IN COLORADO COUNTY, TEXAS AND ALSO SITUATED PARTLY IN THE OTTO E. HARTFIEL SURVEY, ABSTRACT NO. 432, THE HOWARD MCELROY SURVEY, ABSTRACT NO. 68, AND THE LEO STERN SURVEY, ABSTRACT NO. 435 IN AUSTIN COUNTY, TEXAS AND BEING A PART OF THAT CALLED 30.25 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED DATED JUNE 11, 2014 FROM A & J RANCH, LLC TO JOHANNES NICOLAAS KAHTS, ET UX, AS RECORDED IN CLERK FILE NO. 142543, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 11.12 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [Grid Coordinates: N 13,890,642.18 USft E 2,747,293.20 USft] in the Southerly line of Miller Road being the Northwest corner of a called 30.279 acre tract of land described in a deed dated September 29, 2021 from The AWS Irrevocable Trust to David Emerson Jorden aka David E. Jorden, et ux, as recorded in Clerk File No. 215764, Austin County Official Property Records being the Northeast corner of said 30.25 acre parent tract and the herein described tract;

THENCE South 14° 42' 48" East (called South 11° 41' 27" East, Clerk File No. 142543, O.P.R.A.C.T.) along the Westerly line of said 30.79 acre tract being the common Easterly line of said 30.25 acre parent tract and the herein described tract a distance of 631.29 feet to a 5/8 inch iron rod set w/ cap for the Southeast corner of the herein described tract, from which a 1/2 inch iron rod found for the Southeast corner of a called 4.048 acre tract of land described in a deed dated March 22, 1996 from Ruth Hartfiel Albers to Delores Hartfiel Dabelgott, as recorded in Volume 191, Page 777, Colorado County Official Records being the Southwest corner of said 30.279 acre tract bears South 14° 42' 48" East a distance of 777.23 feet;

THENCE South 87° 11' 53" West across said 30.25 acre parent tract with the Southerly line of the herein described tract a distance of 840.48 feet to a 5/8 inch iron rod set w/ cap for the Southeast corner of a called 6.12 acre tract of land described as Tract I, surveyed this same day out of said parent tract and being the Southwest corner of the herein described tract;

THENCE North 04° 03' 22" West continuing across said 30.25 acre parent tract with the Easterly line of said Tract I, being the common Westerly line of the herein described tract a distance of 621.38 feet to a 5/8 inch iron rod set w/



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cap in the Southerly line of Miller Road for the Northeast corner of said Tract I, being the common Northwest corner of the herein described tract;

THENCE North 87° 28' 40" East (called South 89° 32' 14" East, Clerk File No. 142543, O.P.R.A.C.T.) along the Southerly line of Miller Road, being the common Northerly line of said 30.25 acre parent tract and the herein described tract a distance of 723.79 feet to the **POINT OF BEGINNING**, containing **11.12 ACRES** of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.9998998444.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on December 28, 2023 and January 8, 2024.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2023110562
Word File: 2023110562_11.12_acre_m&b.docx
ACAD File: 2023110562.dwg

Date: January 25, 2024



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

Date: _____

GF No. _____

Name of Affiant(s): **Johannes N. Kahts, Marieaan Kahts**

Address of Affiant: **1045 McElroy Lane, New Ulm, TX 78950**

Description of Property: **Colorado and Austin counties various**

County **Colorado and Austin counties**, 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 **January 25, 2024** 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:) **List any change to improvements since 1/25/24 survey.**

fence between TRI + TR II.

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.

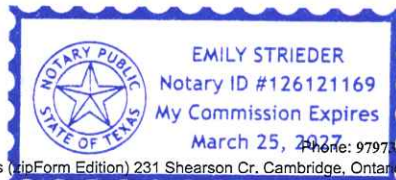
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Johannes N. Kahts

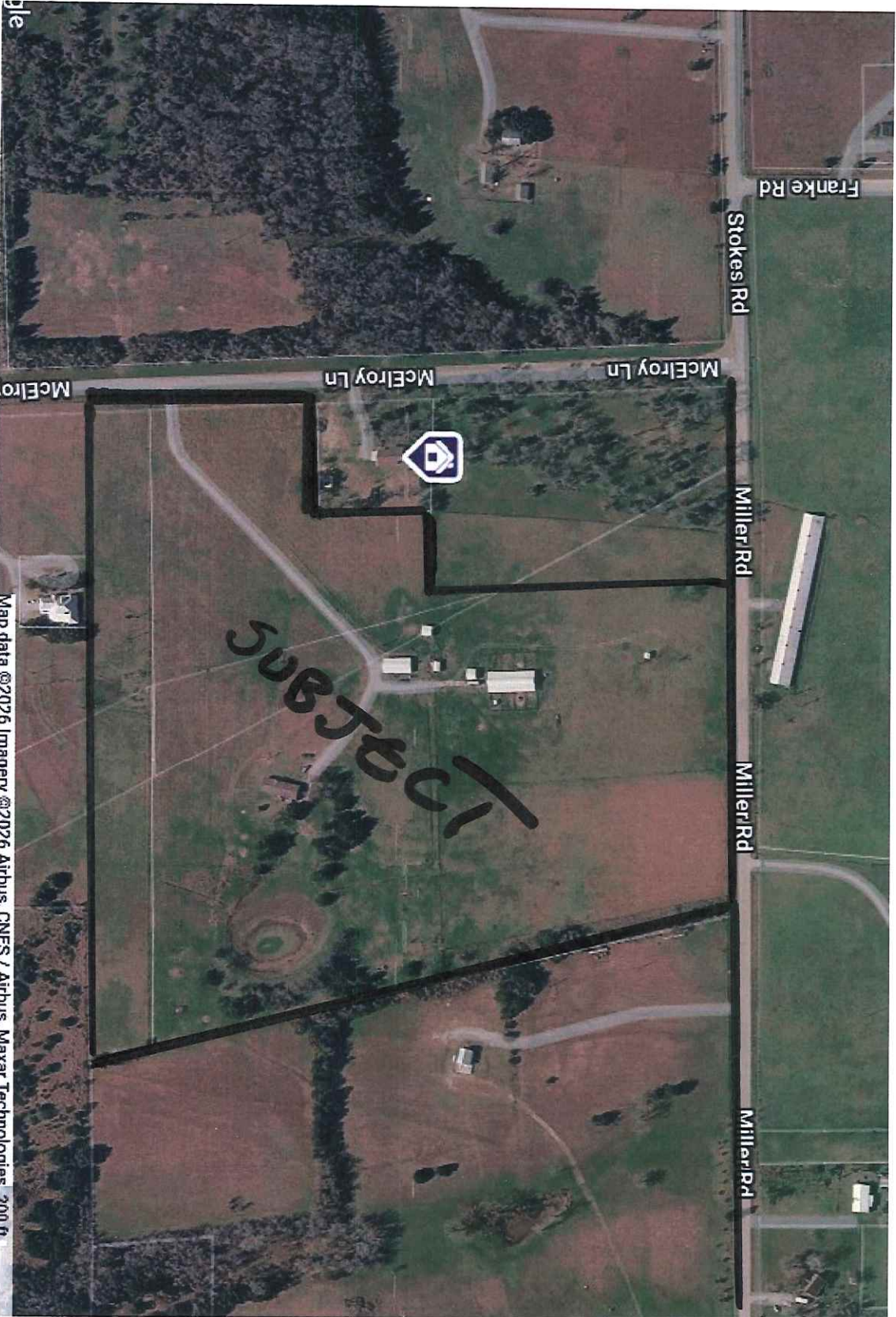
Marieaan Kahts

SWORN AND SUBSCRIBED this 16 day of July, 2024

Notary Public



(TXR-1907) 02-01-2010



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies 200 ft