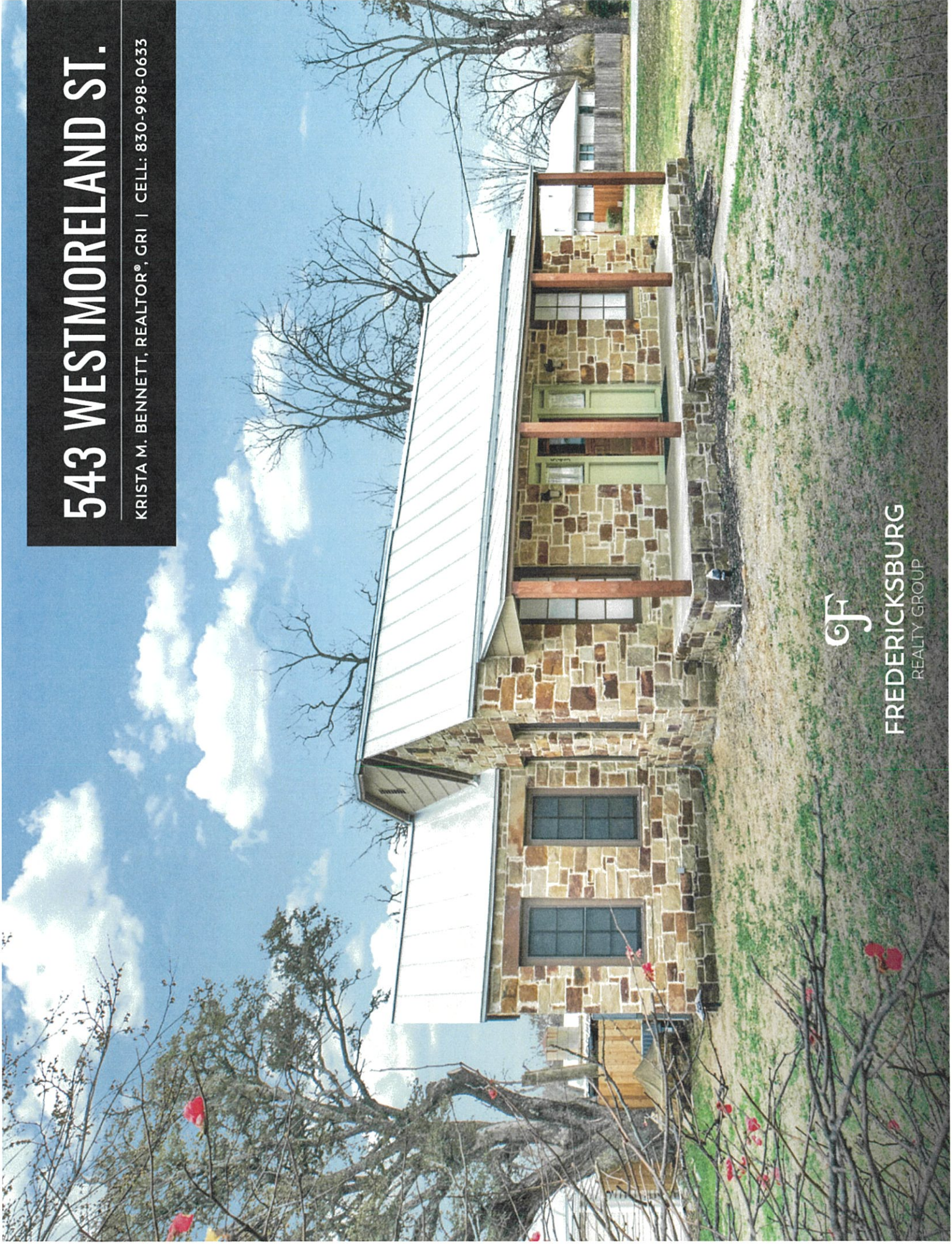


543 WESTMORELAND ST.

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633


FREDERICKSBURG
REALTY GROUP





543 Westmoreland St. | Mason, Texas 76856 | Mason County

0.39+/- Acres

\$355,000

Agent

Krista Bennett

Property Highlights

- 1,502± sq. ft. stone Sunday House—style home, built 1920s
- 2 bedrooms / 2 full baths
- Historic details: stained glass windows, antique light fixtures, rustic accents
- Modern updates: ceiling fans, walk-in closets, laundry room
- Oversized corner lot with privacy fence
- **Concrete recreational slab with basketball hoop + carport**
- Private patio with privacy fence for relaxing or entertaining
- Storage shed for added utility
- Two blocks from downtown Mason's shops & restaurants
- **Less than 1 mile to Hwy 87 & Hwy 29**
- Excellent potential as a **B&B investment property**

Property Taxes:

\$5,132.72

Welcome to this charming and historic property in Mason, Texas! Built in the 1920s, this stone Sunday House—style home combines antique character with thoughtful updates, offering 2 bedrooms and 2 full baths on an oversized corner lot with 1,502± sq. ft. of living space. Stained-glass windows, antique light fixtures, and rustic details highlight the home's heritage, while modern touches such as walk-in closets, ceiling fans, and a dedicated laundry room enhance everyday comfort.

The property's expansive lot provides room to enjoy the outdoors and even includes a concrete recreational slab with basketball hoop alongside the carport — a unique feature for family fun and entertainment. A private patio with fencing creates a relaxing space for morning coffee or intimate gatherings.

Situated just two blocks from Mason's vibrant downtown square and less than a mile from Hwy 87 and Hwy 29, this property offers unbeatable convenience to local shops, restaurants, and Hill Country destinations. Whether you're seeking a distinctive residence or envisioning a B&B investment, this is a rare opportunity to own a piece of history in one of the Hill Country's most welcoming communities.

MLS #: R98838A (Active) List Price: \$355,000 (21 Hits)

543 -- Westmoreland St Mason, TX 76856



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,502
Apx Total SqFt: 1,502
Price Per SQFT: \$236.35
Source SqFt: Appr Dist
Appx Year Built: 1922
Type & Style: Sunday House
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: 1 Car, Detached Carport

Unit #:
Original List Price: \$355,000
Area: City-Southwest
Subdivision: N/A, Not in Sub
County: Mason
School District: Mason
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.3870
Seller's Est Tax: 5132.70
Showing Instructions: Appointment Only,
 Call Listing Agent
Days on Market 6

Tax Exemptions:	Taxes w/o Exemptions: \$5,132.72	Tax Info Source: CAD	CAD Property ID #: 388	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Stone
Foundation: Pillar/Post/Pier
Roof: Wood
Flooring: Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Dryer, Microwave, Refrigerator, Washer

City/Rural: In City Limits
Site Features: Deck/Patio, Privacy Fence, Storage Building
Interior Features: Ceiling Fan(s), Walk-in Closet(s), Washer-Dryer Connection
Topography: Level
Surface Water: None
Access: City Street
Location Description: Asphalt Drive
Documents on File: Survey

Trms/Fin:	Trms/Fin: Cash, Conventional, FHA, VA Loan	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Courthouse, head west on Westmoreland, at intersection of Pecan & Westmoreland home is on the corner.			
Owner: BERFA PROPERTIES LLC		Occupancy: Vacant	
Legal Description: FULTON L-10 A-0068 BIRK, PETER S-75 0.387 ACRES			
Instructions: Call LA for instructions, easy to show			

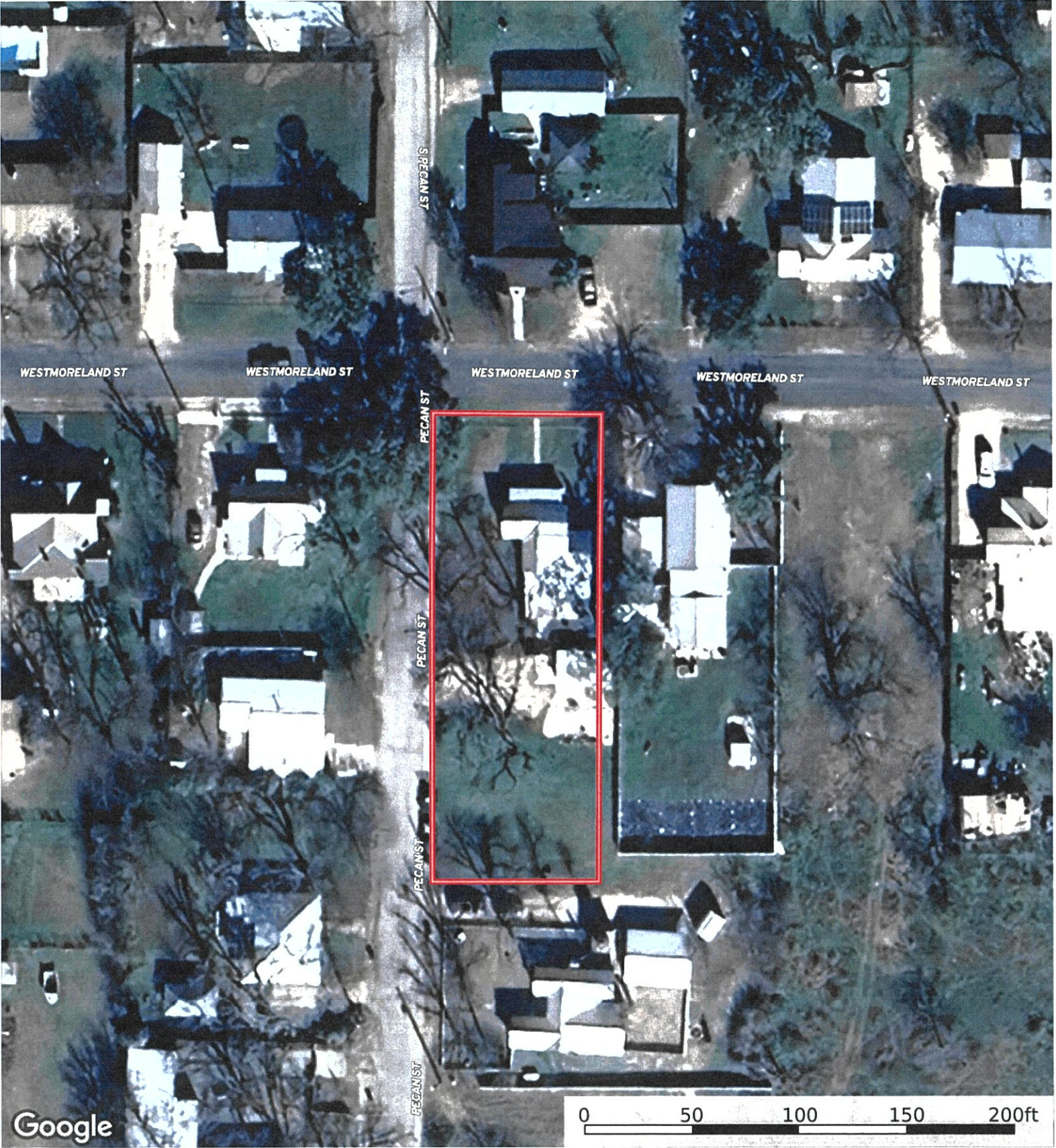
Public Remarks: Welcome to the charming and historic property located in Mason, Texas! This unique property is sure to catch your eye with its gorgeous stone Sunday home style and antique light fixtures. Built in the 1920s, this property boasts 2 bedrooms and 2 full baths on an oversized corner lot, offering 1,502 square feet of living space. The interior decor of this property is truly one of a kind, featuring rustic and antique elements that add character and charm to the home. Stained glass windows enhance the vintage feel, while the recently updated features give a modern touch that blends perfectly with the historic ambiance. The property also includes desirable amenities such as ceiling fans, walk-in closets, and a convenient laundry room, which adds a touch of modern luxury. Situated just two blocks away from the lively downtown area, this property offers unbeatable convenience, making it a prime location to enjoy local shops and restaurants. The expansive lot provides limitless possibilities for expansion or creating your own outdoor oasis. The private patio is perfect for unwinding with a cup of coffee or hosting intimate gatherings while the privacy fence offers an added sense of tranquility. This property is also an exceptional opportunity to invest in as a B&B. Its prime location near the downtown area makes it an attractive option for travelers seeking a unique and authentic experience in Mason, Texas. Don't miss the chance to own a piece of history and transform this exceptional property into your dream home or investment property.

Agent Remarks:			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

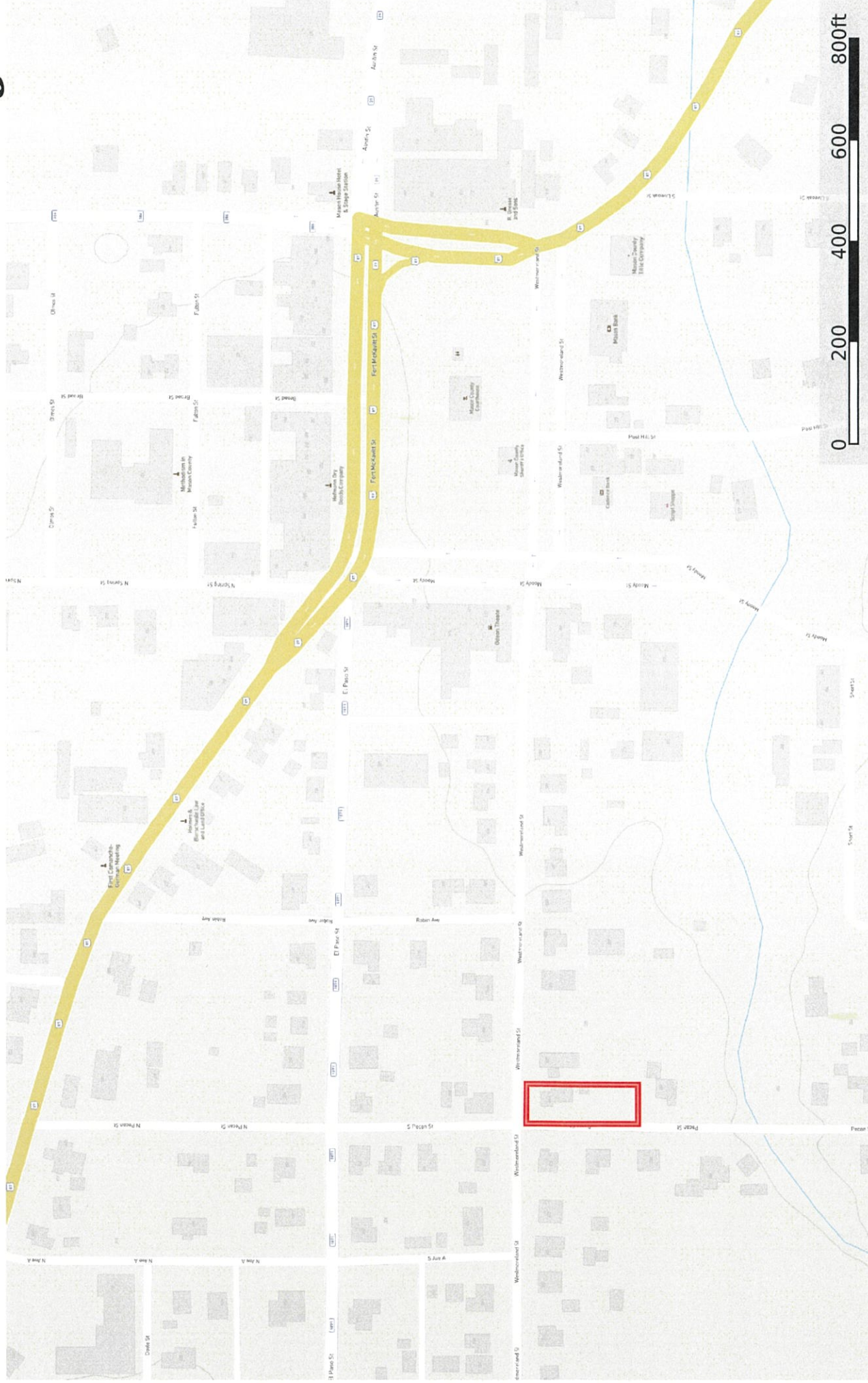
543 Westmoreland St.
Texas. 0.387 AC +/-



 Boundary

543 Westmoreland St.

Texas, 0.387 AC +/-



Justin Cop
P: 830-997-6531

www.fredricksburgrealty.com

257 West Main St.

The information contained herein was obtained from sources deemed to be reliable. Land id - Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Exhibit A

Page 1 of 2



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 321 Mason, TX 78554 | P.O. Box 1554 Fredericksburg, TX 78624
817-333-1211 | Fax 817-333-9966
www.searchersllc.com

LEGAL DESCRIPTION: LEGAL DESCRIPTION: Being 0.387 acres of land out of the Peter Birk Survey No. 75, Abstract No. 68 in Mason County, Texas and being all of that certain 0.387 tract described in Volume 327, Page 476 of the Official Public Records of Mason County, Texas and being a portion of Lot 10 of the Fulton Addition in the City of Mason, Texas as shown on the J.H. King's map of the Town of Mason recorded in Volume 1, Page 5 of the Deed Records of Mason County, Texas; Said 0.387 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in August 2022:

BEGINNING at a 1/2 inch iron rod found with a cap marked "WPG Inc" in the south line of Westmoreland Street for the northwest corner of that certain 0.389 acre tract described in Volume 300, Page 162 of said Official Public Records, the northeast corner of said Lot 10, the northwest corner of Lot 9 of said Fulton Addition, and the northeast corner hereof,

THENCE South 00°04'28" West a distance of 217.19 feet along the west line of said 0.389 acre tract, the west line of said Lot 9, and the east line of said Lot 10 to a point in place of a previously found 1/2 inch iron rod with a cap marked "Watson 5740" for the southwest corner of said 0.389 acre tract, a corner of that certain tract described in Volume 345, Page 736 of said Official Public Records, a corner of Lot 1 of the Clevenger Subdivision in the City of Mason, Mason County, Texas as shown on plat recorded in Volume 340, Page 546 of said Official Public Records, and the southeast corner hereof, and from which a 1/2 inch iron rod found bears North 84°44'39" East a distance of 0.34 feet and a 1/2 inch iron rod found with a cap marked "Watson 5740" bears South 01°14'54" East a distance of 5.00 feet;

THENCE North 89°34'35" West a distance of 77.64 feet crossing said Lot 10 along the north line of said tract described in Volume 345, Page 736 and the north line of said Lot 1 of the Clevenger Subdivision to a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" in place of a previously found 4 inch cedar fence corner post in the east line of Pecan Street and the west line of said Lot 10, for the northwest corner of said tract described in Volume 345, Page 736, the northwest corner of said Lot 1 of the Clevenger Subdivision, and the southwest corner hereof, and from which an "X" marked in concrete found in the east line of said Pecan Street, the west line of said Lot 10, the west line of said tract described in Volume 345, Page 736, and the west line of said Lot 1 of the Clevenger Subdivision bears South 00°02'04" West a distance of 5.43 feet,

THENCE North 00°02'04" East a distance of 216.68 feet along the east line of said Pecan Street and the west line of said Lot 10 to a calculated point at the intersection of the east line of said Pecan Street and the south line of said Westmoreland Street, for the

Exhibit A

Page 2 of 2

northwest corner of said Lot 10 and the northwest corner hereof, and from which a 2 inch pipe fence corner post found bears North 39°08'40" West a distance of 0.26 feet;

THENCE South 89°57'01" East a distance of 77.79 feet along the south line of said Westmerland Street and the north line of said Lot 10 to the POINT OF BEGINNING containing 0.387 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A 1/2 inch iron rod set is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by:



Abraham J. Leavins
Registered Professional Land Surveyor #6275
Date: August 8, 2022
Job# 22-6101



RECORD & RETURN TO:

Kenneth E. Kvinta
Attorney at Law
P.o. Box 775
Yoakum, TX 77995

FILED
AT 1:05 O'CLOCK P M
ON THE 7 DAY OF August
A.D., 20 23

STATE OF TEXAS
COUNTY OF MASON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Mason County, Texas.




County Clerk, Mason County, Texas

Pam Beam
COUNTY CLERK, MASON CO., TEXAS

BY 
DEPUTY

VOL. 358 PAGE 187-190

RECORDED 8/17/23

Mason CAD Property Search

Property ID: 388 For Year 2025

Property Details

Account

Property ID:	388	Geographic ID:	00681-65-01120
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	543 WESTMORELAND ST MASON, TX 76856		
Map ID:	ZONE C	Mapsco:	
Legal Description:	FULTON L-10 A-0068 BIRK, PETER S-75 0.387 ACRES		
Abstract/Subdivision:	A0068		
Neighborhood:	(A-2) SOUTH SIDE CITY		

Owner

Owner ID:	15711
Name:	BERFA PROPERTIES LLC
Agent:	

Mailing Address:	3802 MLK BLVD LUBBOCK, TX 79404
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$218,849 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$43,344 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$262,193 (=)

Agricultural Value Loss: ⓘ \$0 (-)

Appraised Value: ⓘ \$262,193 (=)

HS Cap Loss: ⓘ \$0 (-)

Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$262,193

Ag Use Value: \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BERFA PROPERTIES LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CM	CITY OF MASON	0.177152	\$262,193	\$262,193	\$464.48	
CO	MASON COUNTY	0.642700	\$262,193	\$262,193	\$1,685.11	
MI	MASON ISD	1.108000	\$262,193	\$262,193	\$2,905.10	
WD	WATER DISTRICT	0.029762	\$262,193	\$262,193	\$78.03	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$262,193	\$262,193	\$0.00	

Total Tax Rate: 1.957614

Estimated Taxes With Exemptions: \$5,132.72

Estimated Taxes Without Exemptions: \$5,132.72

Property Improvement - Building

Description: RESIDENCE **Type:** Misc Imp **Living Area:** 1502.0 sqft **Value:** \$218,849

Type	Description	Class CD	Year Built	SQFT
NLA	RESIDENCE	RS2M	2018	1154
PORCH	COVERED PORCH	NCP	2018	192

NSHED	GARAGE	SHED3	1922	576
NCPT	CARPORT	CPT2F	2022	288
NLA	BACK PORCH	RS2M	2018	348
NSTG	STORAGE	STG2F	1930	64

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS23	HS23	0.39	16,857.72	0.00	0.00	\$43,344	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$218,849	\$43,344	\$0	\$262,193	\$0	\$262,193
2024	\$197,131	\$43,344	\$0	\$240,475	\$0	\$240,475
2023	\$311,587	\$54,180	\$0	\$365,767	\$0	\$365,767
2022	\$258,128	\$44,080	\$0	\$302,208	\$0	\$302,208
2021	\$173,627	\$40,752	\$0	\$214,379	\$29,051	\$185,328
2020	\$127,730	\$40,750	\$0	\$168,480	\$0	\$168,480
2019	\$127,880	\$41,170	\$0	\$169,050	\$0	\$169,050
2018	\$69,090	\$27,450	\$0	\$96,540	\$0	\$96,540
2017	\$71,480	\$27,450	\$0	\$98,930	\$7,340	\$91,590

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/7/2023	WD	WARRANTY DEED	DAWSON ADAM J	BERFA PROPERTIES LLC	358	787	230700
9/14/2022	WDV	WD WITH VENDORS LIEN	UBERNOSKY BYRON	DAWSON ADAM J	351	1	220984
8/20/2020	WD	WARRANTY DEED	LINTZEN WILBERT & ANITA M	UBERNOSKY BYRON	327	476	200801

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid:

10/02/2025



17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	CITY OF MASON	0.177152	\$240,475	\$240,475	\$426.01	\$426.01	\$0.00	\$0.00	\$0.00
2024	MASON COUNTY	0.642700	\$240,475	\$240,475	\$1,545.53	\$1,545.53	\$0.00	\$0.00	\$0.00
2024	MASON ISD	1.108000	\$240,475	\$240,475	\$2,664.46	\$2,664.46	\$0.00	\$0.00	\$0.00
2024	WATER DISTRICT	0.029762	\$240,475	\$240,475	\$71.57	\$71.57	\$0.00	\$0.00	\$0.00
	2024 Total:	1.957614			\$4,707.57	\$4,707.57	\$0.00	\$0.00	\$0.00
2023	CITY OF MASON	0.173032	\$365,767	\$365,767	\$632.89	\$632.89	\$0.00	\$0.00	\$0.00
2023	MASON COUNTY	0.600700	\$365,767	\$365,767	\$2,197.16	\$2,197.16	\$0.00	\$0.00	\$0.00
2023	MASON ISD	1.113700	\$365,767	\$365,767	\$4,073.55	\$4,073.55	\$0.00	\$0.00	\$0.00
2023	WATER DISTRICT	0.030300	\$365,767	\$365,767	\$110.83	\$110.83	\$0.00	\$0.00	\$0.00
	2023 Total:	1.917732			\$7,014.43	\$7,014.43	\$0.00	\$0.00	\$0.00
2022	CITY OF MASON	0.172179	\$302,208	\$302,208	\$520.34	\$520.34	\$0.00	\$0.00	\$0.00
2022	MASON COUNTY	0.610189	\$302,208	\$302,208	\$1,844.04	\$1,844.04	\$0.00	\$0.00	\$0.00
2022	MASON ISD	1.113700	\$302,208	\$302,208	\$3,365.69	\$3,365.69	\$0.00	\$0.00	\$0.00
2022	WATER DISTRICT	0.030350	\$302,208	\$302,208	\$91.72	\$91.72	\$0.00	\$0.00	\$0.00
	2022 Total:	1.926418			\$5,821.79	\$5,821.79	\$0.00	\$0.00	\$0.00
2021	CITY OF MASON	0.156406	\$214,379	\$180,328	\$282.04	\$282.04	\$0.00	\$0.00	\$0.00
2021	MASON COUNTY	0.610189	\$214,379	\$160,328	\$978.30	\$978.30	\$0.00	\$0.00	\$0.00