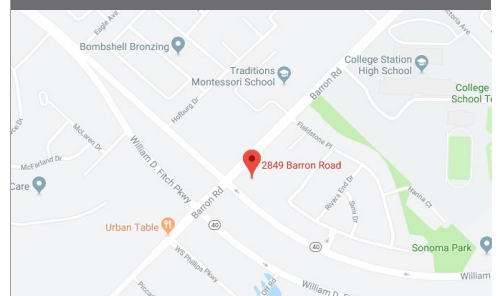




PROPERTY FEATURES

- 2 Acres Commercial Tract with frontage on Barron Rd and William D Fitch
- Great visibility and quick access to William D Fitch, Wellborn Rd, and Hwy 6
- Entrances on both William D Fitch and Barron Rd in place
- PDD with C-3 base
- All utilities on site
- Storm water detention pond in place
- Explosive residential and commercial development in the surrounding area

PROPERTY FOR SALE

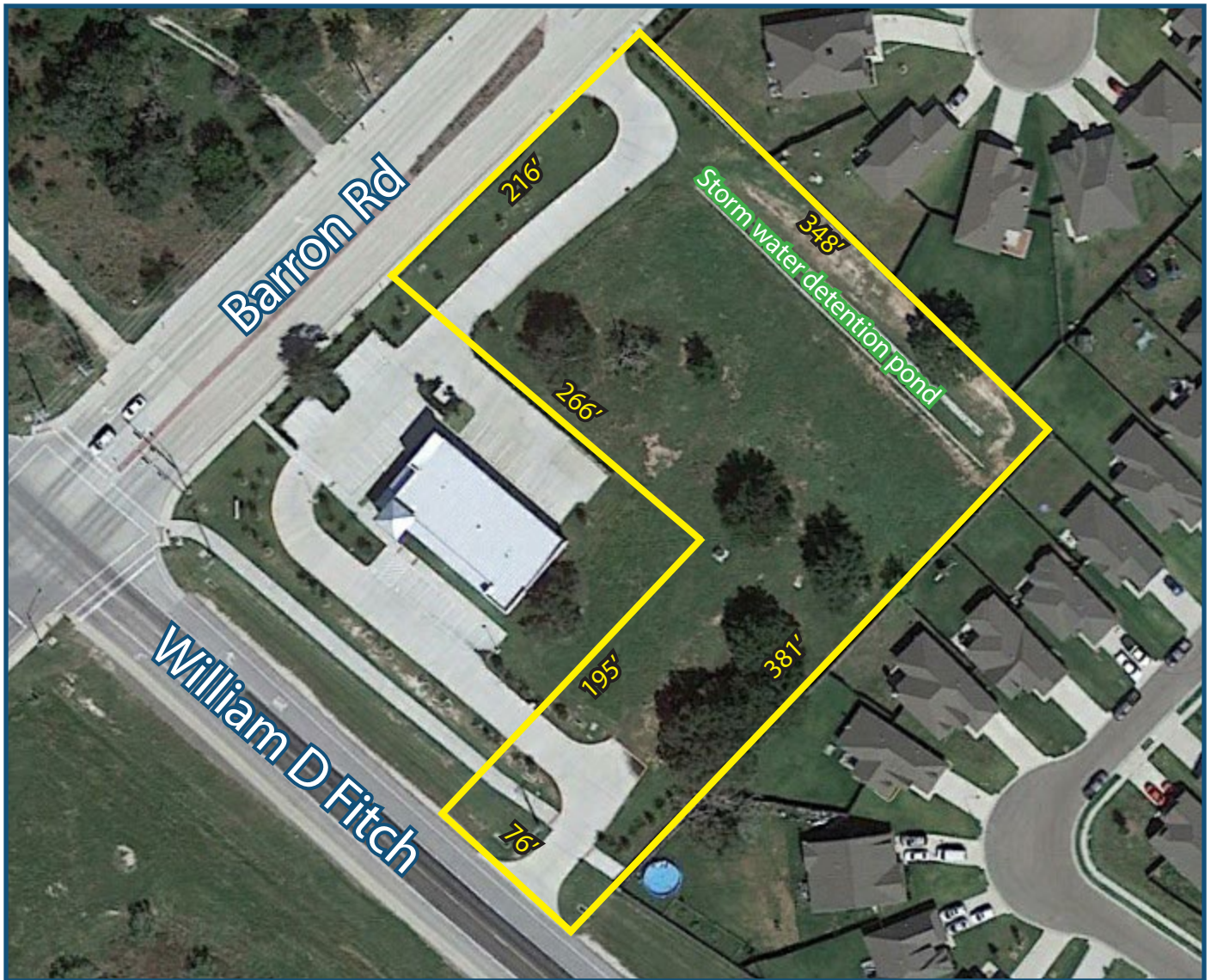


Offered for Sale:

~~\$871,200~~

\$653,400

Aerial



NO PHYSICAL EVIDENCE WAS FOUND FOR BLANKET ESMTS. RECORDED IN VOL. 9611, PAGE 224, VOL. 132, PAGE 123, AND VOL. 534, PAGE 88, VOL. 3621, PAGE 334, VOL. 3621, PAGE 341, VOL. 3622, PAGE 1.

ESMT. RECORDED IN VOL. 9461, PAGE 93 AS SHOWN.

ESMTS. RECORDED IN VOL. 6918, PAGE 231 DOES NOT APPLY TO THIS LOT.

-BLANKET EASEMENTS RECORDED IN VOL. 303, PAGE 296, VOL. 350, PAGE 130, VOL. 479, PAGE 267,

-CURRENT CITY ORDINANCE REQUIRES A 25' FRONT, 7.5' SIDE, 15' SIDE STREET AND 20' REAR SETBACK ON THIS LOT

SONOMA - PHASE 1 - VOL. 8305, PAGE 233

SONOMA - PHASE 2 - VOL. 8502, PAGE 285

FILE name: 17-0078-BARRON RD 2849.DWG
Plot date: 03/23/17

SURVEY LEGEND

- SURVEY PROPERTY LINE
- ADDING PROPERTY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PLATTED BUILDING LINE(L)
- EXISTING BUILDING LINE(L)
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND
- 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS 2103" FOUND
- CALCULATED CORNER
- COVERED CONC.

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods with red plastic cap marked "SM KLING - RPLS 2003" found and referred to the previously recorded plat.
- Drawing Scale is 1"= 60'
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency National Flood Insurance Community Panel No. 4804100325E effective date, 05-16-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on March 22nd, 2017, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

SURVEY PLAT

LOT: TWO (2) BLOCK: ONE (1)
SUBDIVISION: HARPER'S CROSSING - VOL. 10792, PAGE 124

STREET ADDRESS: 2849 BARRON ROAD
CITY: COLLEGE STATION, TEXAS COUNTY: BRAZOS
SURVEYED FOR: WHITWORTH FINANCIAL, INC., A TEXAS CORPORATION
TITLE CO: AGGIELAND TITLE GWP 36335CS

ATM Surveying
P.O. Box 10513, College Station, TX 77840
PHONE: (979) 205-9291 email: Adam@ATMSurveying.com
WWW.ATMSurveying.com - FIRM #101784-00



PDD ORDINANCE

ORDINANCE NO. 2012-3404

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" through "C" attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 26th day of April, 2012

APPROVED:


MAYOR

ATTEST:


City Secretary

APPROVED:


City Attorney



PDD ORDINANCE

Ordinance # 2012-3404

Page 2 of 6

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to PDD Planned Development District:

3.19 Acres
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Jill Mary Dunlap
Beverly J. Furrer
Patricia J. Vogel
Thomas L. Brown, Jr.
3.19 Acre Tract
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 3.19 acre tract of parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 154 acre (net) tract described in the deed from Florence A. Brown to Beverly J. Furrer, Patricia J. Vogel and Thomas L. Brown, Jr., as recorded in Volume 854, Page 57, of the Official Records of Brazos County, Texas, and being also described as 158 acres in the deed from D. Brooks Cofer, Jr. and Don Dillon to Wayne A. Dunlap and Thomas L. Brown as recorded in Volume 283, Page 382, of the Deed Records of Brazos County, Texas, and said 3.19 acre tract being more particularly described as follows:

COMMENCING at the north corner of the beforementioned 158 acre tract in the center of Barron Road (County Road now in College Station - formerly known as Wellborn - Rock Prairie Public Road), from which a cross-tie fence corner at the intersection of the northeast line of the 158 acre tract with the southeast line of Barron Road bears S 46° 02' 08" E - 25.21 feet, and a cross-tie fence corner marking the east corner of the 158 acre tract bears S 46° 02' 08" E - 3422.41 feet;

THENCE S 44° 02' 45" W along the northwest line of the beforementioned 158 acre tract, same being along the centerline of the existing pavement (September, 2008), of Barron Road for a distance of 733.33 feet;

THENCE S 45° 57' 15" E through the interior of the beforementioned 158 acre tract, and across Barron Road, for a distance of 51.56 feet to a ½" iron rod found in the existing southeast right-of-way line of Barron Road (60' wide right-of-way), for the **PLACE OF BEGINNING** of this description, same being the northerly west corner of Block 2 of Sonoma - Phase 1, according to the plat recorded in Volume 8505, Page 233, of the Official Records of Brazos County, Texas;

THENCE through the interior of the beforementioned 158 acre tract, and along the lines of the beforementioned Sonoma - Phase 1, and Sonoma - Phase 2, as plated in Volume 8502, Page 285, of the Official Records of Brazos County, Texas, as follows:

S 45° 57' 15" E at a distance of 10.3 feet, a wood fence post corner bears northeast - 0.4 feet, continue on, adjacent to a fence, for a total distance of 348.45 feet to a ½" iron rod found at a wood fence post corner,

S 44° 02' 45" W adjacent to a fence, for a distance of 381.68 feet to a ½" iron rod found in the northeast right of way line of State Highway No. 40, from which a concrete monument with brass disc found bears S 55° 16' 58" E - 532.93 feet;

THENCE along the northeast right of way line of the beforementioned State Highway No. 40, adjacent to a fence, as follows:

N 55° 16' 58" W for a distance of 58.96 feet to a concrete monument with brass disc found,

N 49° 04' 54" W for a distance of 124.28 feet to a concrete monument with a brass disc found,



PDD ORDINANCE

Ordinance # 2012-3404

Page 3 of 6

EXHIBIT "A" CONTINUED

N 50° 01' 33" W for a distance of 116.55 feet to a 1/2" iron rod found marking the south corner of a called 661 square foot tract taken for Barron Road right-of-way described in the deed recorded in Volume 0626, Page 258, of the Official Records of Brazos County, Texas, same being the beginning of a transition curve to Barron Road, concave to the east, having a radius of 50.00 feet, from which a concrete monument found bears N 50° 01' 33" W - 14.55 feet;

THENCE along the southeast right-of-way line of Barron Road, as follows:

Northerly along said curve, for an arc length of 82.64 feet to a 1/2" iron rod found at the end of this curve, the chord bears N 02° 42' 27" W - 73.55 feet, for a distance of 355.91 feet to the PLACE OF BEGINNING, containing 3.19 acres of land, more or less.



Surveyed: September 2010

S. M. Kling
R.P.L.S. No. 2503

Prepared 09/02/10
kws (8-26-10)clark.170cc.apf



PDD ORDINANCE

Ordinance # **2012-3404**

Page 5 of 6

EXHIBIT "B" CONTINUED

CONCEPT PLAN NOTES:

1. THE BASE ZONING DISTRICT IS C-3 AND THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS FOLLOWS:

- EDUCATIONAL FACILITY, INDOOR INSTRUCTION
- EDUCATIONAL FACILITY, PRIMARY & SECONDARY
- GOVERNMENT FACILITIES
- HEALTH CARE, MEDICAL CLINICS
- PARKS
- PLACES OF WORSHIP
- ANIMAL CARE FACILITY, INDOOR
- ART STUDIO/GALLERY
- DAY CARE, COMMERCIAL
- DRY CLEANERS & LAUNDRY*
- DRIVE-IN/DRIVE-THRU WINDOW
- FUEL SALES*
- OFFICES
- PERSONAL SERVICE SHOP
- PRINTING/COPY SHOP
- RADIO/TV STATION/STUDIO
- RESTAURANT*
- RETAIL SALES & SERVICE
- STORAGE, SELF STORAGE
- UTILITY*
- WIRELESS TELECOMMUNICATIONS FACILITIES - INTERMEDIATE*
- WIRELESS TELECOMMUNICATIONS FACILITIES - MAJOR (CUP REQUIRED)

*USES HAVE SPECIFIC USE STANDARDS PER UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 6.3, SPECIFIC USE STANDARDS

CONDITIONS: DRIVE-IN/DRIVE-THRU NOT ALLOWED IN CONJUNCTION WITH RESTAURANT USE.

2. THE RANGE OF BUILDING HEIGHTS IS ANTICIPATED TO BE FROM 12' TO 30'.

3. THE STORM WATER DRAINAGE FROM THIS SITE WILL BE TAKEN TO THE BARRON ROAD STORM SEWER SYSTEM. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.

4. THE DETENTION POND FOR THIS SITE WILL BE GENERALLY LOCATED AS SHOWN ON THIS PLAN.

5. A 15' WIDE BUFFER WILL BE PROVIDED IN PHASES AS SHOWN ON THE CONCEPT PLAN.

THE BUFFER WILL MEET THE UDO REQUIREMENTS WITH THE PHASE 1 BUFFER AREA HAVING THE LANDSCAPE POINTS INCREASED BY 50% (45 POINTS/1000 SF IN LIEU OF 30 POINTS/1000 SF OR BUFFER AREA.

6. ARCHITECTURE FOR THE SITE WILL MEET AND EXCEED ALL NRA STANDARDS. THE PHASE 1 BUILDING WILL BE CONSTRUCTED IN A MANNER WHICH REDUCES THE AMOUNT OF EXPOSED METAL ROOFING. METAL ROOFING THAT IS EXPOSED WILL BE ANGLED IN A MANNER THAT REDUCES THE PROFILE OF THE METAL. MOSTLY FLAT AND/OR SINGLE-SLOPED ROOFING MAY BE USED ON PHASE 1 IN CONJUNCTION WITH OTHER RESIDENTIAL DESIGN ELEMENTS, LIKE COVERED PORCHES, SINGLE WINDOWS, SCALE- AND NEIGHBORHOOD APPROPRIATE ENTRY FEATURES, VARIOUS PARAPET HEIGHTS, AND AWNINGS. IN ADDITION, THE USE OF NEIGHBORHOOD-APPROPRIATE STUCCO/EIFS, TIMBER, AND GLASS AS ARCHITECTURAL ACCENTS WILL FURTHER SUPPORT TRANSITION FROM SH 40 INTO THE NEARBY RESIDENTIAL ZONES.

7. SITE LIGHTING WILL BE PROVIDED AS REQUIRED IN THE UDO.

8. PHASE 1 BUILDING SIZE WILL RANGE FROM 4,500-6,000 SF. PHASE 2 BUILDING SIZE WILL RANGE FROM 8,000-13,000 SF. THE PHASE 2 IMPROVEMENTS MAY BE CONSTRUCTED AS ONE OR TWO BUILDINGS.

josh@clarkisenhour.com



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Isenhour Real Estate Services, LLC</u>	<u>8999819</u>	<u>info@clarkisenhour.com</u>	<u>(979)268-6840</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IAB5 1-0 Data