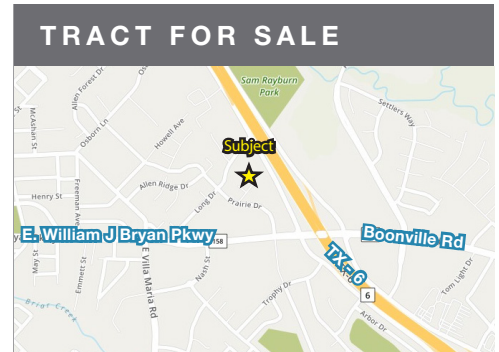




PROPERTY FEATURES

- 1.309 Acres on Hwy 6
- Platted Lot
- All utilities available
- Great visibility
- Driveway access tentatively approved by TxDOT
- Commercial uses permitted
- New development in the immediate area
- Located in a federally designated “opportunity zone”.



Offered for Sale:
\$230,000

AERIAL



PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY that the within plat of subdivision was prepared by the undersigned, who is the owner of the land shown on this plat and which is described herein as the FULLER FARM SUBDIVISION, BRONX, TEXAS, and which shall be recorded in the public records of the public forever all streets, alleys, roads, water courses, drainage easements, and public places shown herein.

Thomas W. Wallace
OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared **Thomas W. Wallace**, 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 stated. He acknowledged the same to me on this day of **March**, 2002, at **Waxahatchie, Texas**.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, **Missy M. Barone**, Chair of the Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the plat of subdivision shown on this plat conforms to the zoning and subdivision laws of the City of Bryan, Texas, and that the same was duly approved on this day of **March**, 2002.

CERTIFICATE OF THE PLANNING ADMINISTRATOR
I, **Wesley D. Jones**, Planning Administrator of the City of Bryan, Texas, do hereby certify that this plat conforms to the city water plan, sewer plan, street plan, and all other rules, regulations, and ordinances of the city of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER
I, **John S. Galloway**, City Engineer of the City of Bryan, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the city of Bryan, Texas.

CERTIFICATE OF THE COUNTY CLERK
I, **Carolyn M. Quinn**, County Clerk of the County of Brazos, Texas, do hereby certify that the plat of subdivision shown on this plat conforms to the zoning and subdivision laws of the County of Brazos, Texas, and that the same was duly approved on this day of **March**, 2002.

CERTIFICATE OF SURVEY AND/OR ENGINEER
I, **Alindo Engineers and Planners, Inc.**, do hereby certify that this plat conforms to the zoning and subdivision laws of the County of Brazos, Texas, and that the same was duly approved on this day of **March**, 2002.

NOTES:
1. ALL LOTS DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL LOTS ARE TO BE CONVEYED BY DEED.
3. ALL LOTS SHALL BE SUBJECT TO ALL CITY ORDINANCES, REGULATIONS, AND ORDINANCES.
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11. NO WRITTEN INSTRUMENTS THAT MAY AFFECT THIS PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BRAZOS, TEXAS, UNTIL AFTER THE RECORDING OF THIS PLAT.
12. ALL LOTS SHALL BE SUBJECT TO ALL CITY ORDINANCES, REGULATIONS, AND ORDINANCES.
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INDIVIDUAL LOT AREA

LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	10,268	0.234
2	10,268	0.234
3	10,268	0.234
4	10,268	0.234
5	10,268	0.234
6	10,268	0.234
7	10,268	0.234
8	10,268	0.234
9	10,268	0.234
10	10,268	0.234
11	10,268	0.234
12	10,268	0.234
13	10,268	0.234
14	10,268	0.234
15	10,268	0.234
16	10,268	0.234
17	10,268	0.234
18	10,268	0.234
19	10,268	0.234
20	10,268	0.234
21	10,268	0.234
22	10,268	0.234
23	10,268	0.234
24	10,268	0.234
25	10,268	0.234
26	10,268	0.234
27	10,268	0.234
28	10,268	0.234
29	10,268	0.234
30	10,268	0.234

LAND UTILIZATION

LOT #	AREA (SQUARE FEET)	AREA (ACRES)
1	10,268	0.234
2	10,268	0.234
3	10,268	0.234
4	10,268	0.234
5	10,268	0.234
6	10,268	0.234
7	10,268	0.234
8	10,268	0.234
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10	10,268	0.234
11	10,268	0.234
12	10,268	0.234
13	10,268	0.234
14	10,268	0.234
15	10,268	0.234
16	10,268	0.234
17	10,268	0.234
18	10,268	0.234
19	10,268	0.234
20	10,268	0.234
21	10,268	0.234
22	10,268	0.234
23	10,268	0.234
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25	10,268	0.234
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27	10,268	0.234
28	10,268	0.234
29	10,268	0.234
30	10,268	0.234

FINAL PLAT FULLER FARM SUBDIVISION

OWNER/DEVELOPER: FULLER FARM, LLC
THOMAS W. WALLACE (GEN. MANAGER)
12777 JONES RD. STE #195
HOUSTON, TX 77060
PHONE: (281) 255-0263
FAX: (281) 255-2664

10.2682 ACRES
PART OF THE FULLER FARM, LLC TRACT
CALLED 213.29 ACRES
RECORDED IN VOL. 4174, PGS. 67, OFFICIAL RECORDS
JOHN AUSTIN LEAGUE, A-2, BRYAN, BRAZOS COUNTY, TEXAS

DATE: MARCH 21, 2002
DESIGNED BY: ASB
APPROVED BY: CO
REVISIONS: APRIL 8, 2002
APRIL 26, 2002
MAY 7, 2002

PROJECT: 7-01
SHEET: 1 of 1



Information About Brokerage Services

11/2/2015

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CLARK ISENHOUR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOUR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOUR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOUR	506325	JOSH@CLARKISENHOUR.COM	(979)268-6840
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (979)268-6840

Fax:

IABS