

- 4.128 Acres available for sale at \$399,500
- 8.426 Acres available for sale at \$799,500
- One of a kind industrial development In the Heart of the Brazos Valley
- Located within the city limits of Bryan and zoned Industrial
- Excellent access to Hwy 6
- Natural gas, sewer, heavy power, and water are on site
- Telecommunications on site include verizon fiber, T1, and T3
- New Industrial Development in the Immediate Area including Axix Pipe & Tube and Gunlar Foods, Inc.



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

ClarkIshour.com

979.268.6840 o
979.268.6841 f



Industrial Tracts

HWY 6

Bryan, Texas

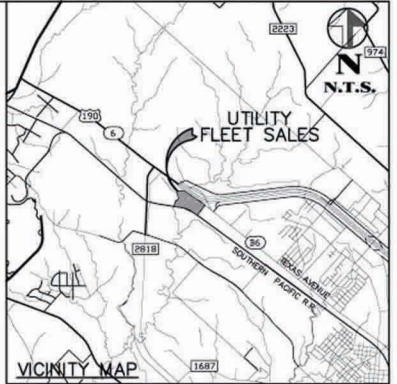
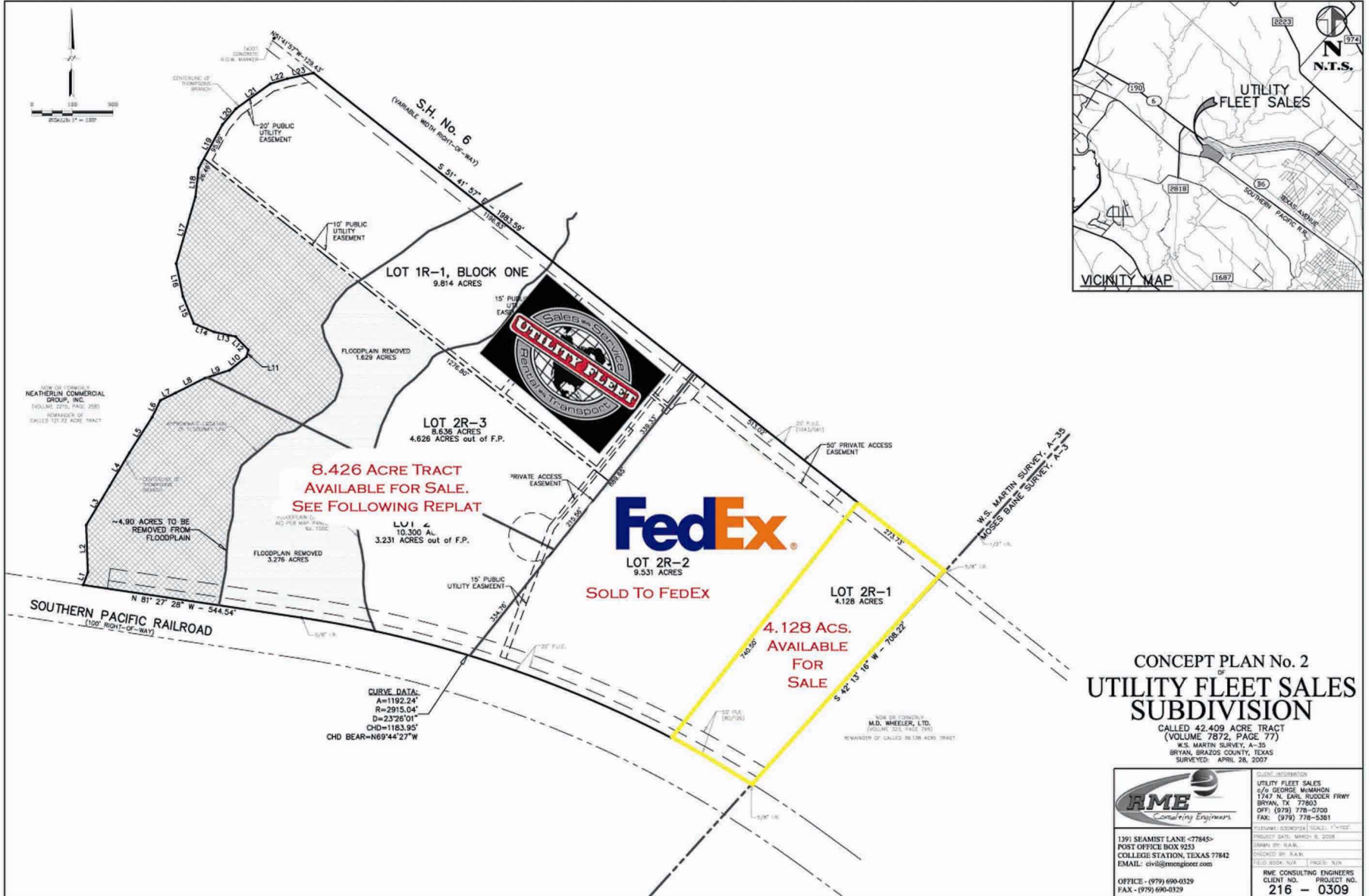


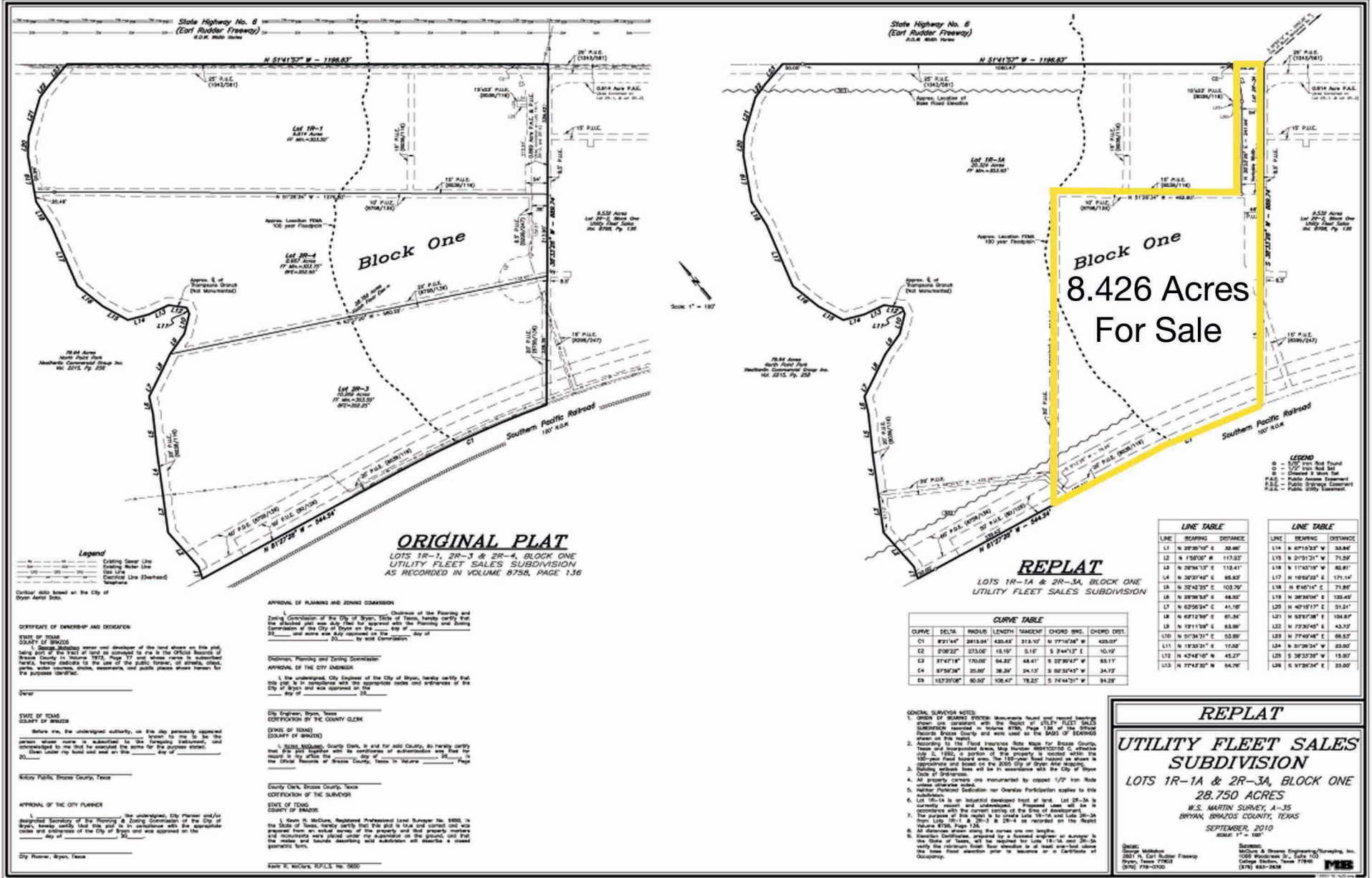


Industrial Tracts

HWY 6

Bryan, Texas





ORIGINAL PLAT

LOTS 1R-1, 2R-1 & 2R-4, BLOCK ONE
UTILITY FLEET SALES SUBDIVISION
AS RECORDED IN VOLUME 8758, PAGE 136

REPLAT

LOTS 1R-1A & 2R-3A, BLOCK ONE
UTILITY FLEET SALES SUBDIVISION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°30'10" E	33.80'
L2	N 158°00' W	117.83'
L3	N 20°34'12" E	13.84'
L4	N 30°34'42" E	68.83'
L5	N 22°42'37" E	53.23'
L6	N 20°38'32" E	48.32'
L7	N 62°56'34" E	41.18'
L8	N 67°13'30" E	81.34'
L9	N 71°11'30" E	83.88'
L10	N 51°34'21" E	53.89'
L11	N 19°33'21" E	17.08'
L12	N 42°42'40" W	45.27'
L13	N 77°42'48" W	64.76'

LINE TABLE

LINE	BEARING	DISTANCE
L14	N 87°15'25" W	33.86'
L15	N 21°31'21" W	71.59'
L16	N 17°42'39" W	82.81'
L17	N 108°22'30" W	179.14'
L18	N 84°51'41" E	73.95'
L19	N 30°34'04" E	123.45'
L20	N 40°18'17" E	51.61'
L21	N 88°57'58" E	154.87'
L22	N 72°32'45" E	43.32'
L23	N 77°42'48" E	66.57'
L24	N 67°34'24" W	23.36'
L25	N 30°32'32" W	19.30'
L26	N 97°24'24" E	23.00'

CURVE TABLE

CURVE	DELTA	PERCENT	LENGTH	TANGENT	CHORD BND.	CHORD DIST.
C1	87°14'	281.04	435.43	213.02	N 77°16'38" W	433.07'
C2	20°32'	273.06	18.16	5.16	S 24°41'32" E	10.19'
C3	31°47'18"	170.06	64.87	68.41	S 27°38'47" W	83.11'
C4	87°33'38"	25.00	38.28	24.13	S 82°32'45" W	34.72'
C5	187°23'58"	80.00	108.47	78.25	S 74°42'51" W	94.25'

- GENERAL SURVEYOR NOTES:**
- ORDERS BY BEARING SYSTEM: Measurements taken and reported herein shown are consistent with the Record of UTILITY FLEET SALES SUBDIVISION recorded in Volume 8758, Page 136 of the Official Records, Brazos County, Texas and were used as the BASIS OF SURVEYING on this replat.
 - According to the Flood Insurance Rate Map for Brazos County, Texas, the Flood Hazard Zone for Station 100+000000.00 is, effective July 2, 1992, a portion of the property is located within the 100-year flood hazard zone. The 100-year flood hazard zone is approximately and based on the 2003 City of Bryan Area Mapping.
 - Building setback lines and lot boundaries shall be in accordance with the City of Bryan Code of Ordinances.
 - All property corners are monumented by copper 1/2" iron rods unless otherwise noted.
 - Section 54.003 of the Texas Property Code applies to this replat.
 - Lot 1R-1A is an industrial developed tract of land. Lot 2R-3A is currently vacant and undeveloped. It is proposed to be in compliance with the current zoning of the area of development.
 - The purpose of this replat is to comply with the 1984 and 2003 City of Bryan Code of Ordinances, Sections 10-11 and 10-12.
 - All distances shown along the traverse are one length.
 - Boundary lines, bearings, and distances are in accordance with the original survey, unless otherwise noted. All distances are in feet and inches unless otherwise noted.
 - The replat is shown for information only and does not constitute a warranty of any kind. The replat is shown for information only and does not constitute a warranty of any kind.

REPLAT

**UTILITY FLEET SALES
SUBDIVISION**

LOTS 1R-1A & 2R-3A, BLOCK ONE

28.750 ACRES

W.S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2010
SCALE: 1" = 100'

Drawn: George Mathison
2001 N. East Rudder Freeway
Bryan, Texas 77803
(979) 778-0700

Surveyed: McClure & Brown Engineering, P.C.
1060 Woodstock Dr., Suite 100
College Station, Texas 77840
(979) 843-2638

PIES