

6.84 AC LAND FOR SALE



HWY 290 W BRENHAM, TX

Excellent commercial opportunity on Hwy 290!

6.84 acres on Hwy 290 frontage in Brenham, Texas, close to the Hwy 290/Hwy 36 interchange, downtown and businesses. Electricity running across front of the property. High traffic area. Commercially zoned property, see attached packet with additional information. No flood zone per FEMA maps. Sellers to retain minerals will waive surface rights. Bity Utility easement on west boundary of property. For more information call listing broker Susan Kiel at 979-251-4078. Directions: From Hwy 290 and Hwy 36 interchange head south on 290. Exit 290 just past Old Mill Creek Rd and take frontage road south. Property on the right.

LISTING PRICE: \$415,000



**Susan S. Kiel, Broker
Associate**

Market Realty, Inc.

979-251-4078

979-836-9600

burton@marketrealty.com

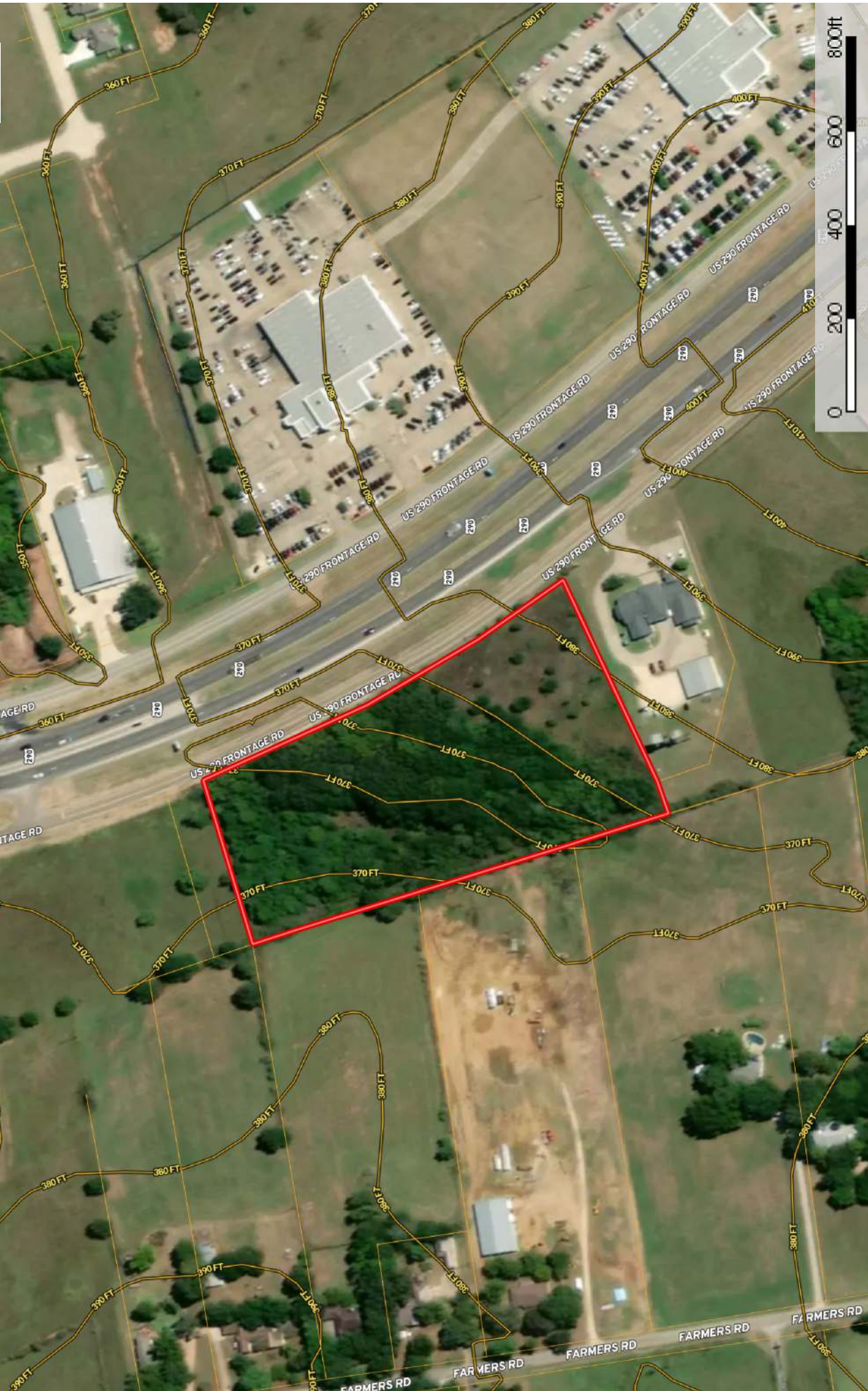
www.marketrealty.com

462379



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Turnbow etc
Texas, AC +/-

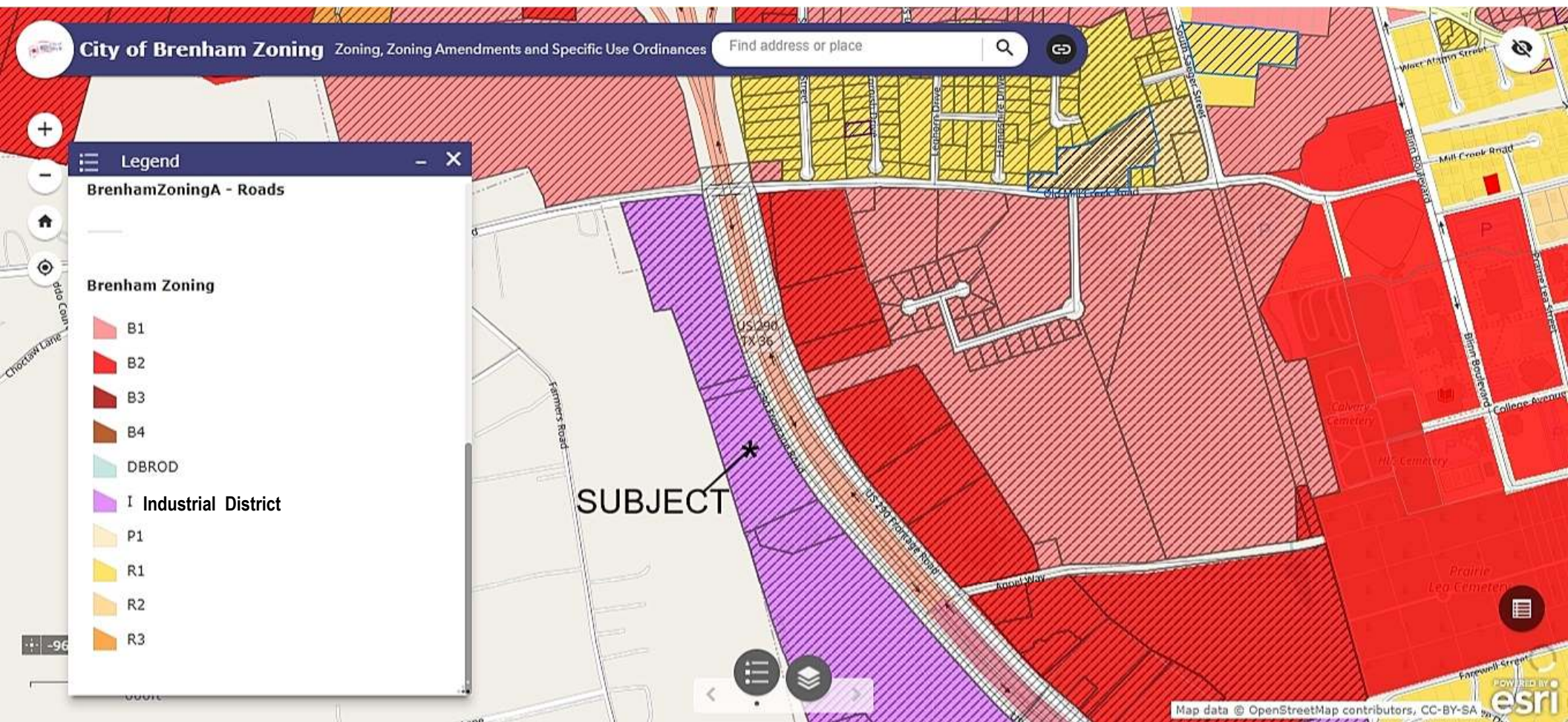


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not
- Crude Oil
- Natural Gas
- Other

Roger Chambers
P: 979-289-2159

www.marketrealty.com

2201 Becker Dr. Brenham, TX 77833



Sec. 7. I Industrial District

(Sec. 7.01) Purpose. The district is established to provide for any industrial use that can meet applicable performance standards in areas that are mostly removed from existing residential and other commercial uses, but that provide good access to major transportation routes. The regulations of this district are intended to provide for the placement of any lawful industrial use that is in strict compliance with performance standards as provided in this ordinance.

(Sec. 7.02) Permitted uses. Generally uses are permitted within the district as follows:

(Light industrial uses)

- (1) Any use permitted in any of the forementioned districts, excluding structures to be used as dwelling units.
- (2) Bottling works.
- (3) Brewery and distillery.
- (4) Contractor's yard.
- (5) Glass products, from previously manufactured glass.
- (6) Household appliance products assembly and manufacture from prefabricated parts.
- (7) Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that only a nominal amount of dust, odor, gas, smoke, or noise is emitted and not more than ten (10) percent of the lot or tract is used for the open storage of products, materials, or equipment.
- (8) Musical instruments assembly and manufacture.
- (9) Plastic products manufacture, but not including the processing of raw materials.
- (10) Sporting and athletic equipment manufacture.
- (11) Testing and research laboratories.
- (12) Textile mill products manufacturing.

(Heavy industrial uses)

- (1) Acid manufacture.
- (2) Cement, lime, gypsum or plaster of paris manufacture.

- (3) Distillation of bones and glue manufacture.
- (4) Fat rendering and fertilizer manufacture.
- (5) Magnesium manufacture or processing.
- (6) Paper or pulp manufacture.
- (7) Wrecking yards (automobile/vehicular) and junkyards subject to applicable performance standards.

(Sexually oriented businesses)

- (1) A sexually oriented business shall be allowed as a specific use in I Industrial Districts, in accordance with the specific use permit approval process and [chapter 16](#), Brenham Code of Ordinances regulating occupational licenses and business regulations.

(Sec. 7.03) Height regulations. No residential or nonresidential building shall exceed fifty-two (52) feet or four (4) stories.

(Sec. 7.04) Area regulations⁎:

- (1) Size of yards:

- (a) Front yards: There shall be a front yard having a minimum depth of fifteen (15) feet.
- (b) Side yards: No side yard is required except as required for bufferyards.
- (c) Rear yards: There shall be a rear yard having a minimum depth of ten (10) feet.

- (2) Size of lot:

- (a) Lot area. No building shall be constructed on any lot of less than ten thousand (10,000) square feet.
- (b) Lot width. The width of the lot shall not be less than one hundred (100) feet at the front building line nor shall its average width be less than one hundred (100) feet.
- (c) Lot depth. The average depth of the lot shall not be less than one hundred (100) feet.
- (d) Legally existing nonconforming lots. Where a legally existing industrial site having less area, width, and/or depth than herein required existed upon the effective date of this ordinance, the above regulations shall not prohibit the use

of the site for structures and uses as permitted in this district, provided the applicable setbacks as provided above shall be maintained.

- (3) Lot coverage. In no case shall more than eighty-five (85) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces.

(Sec. 7.05) Parking and loading regulations. Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in [Part II, Division I, Section 15](#) and [Section 16](#) of this ordinance.

(Sec. 7.06) Screening and fencing regulations. As provided in [Part II, Division I., Section 11](#), [Section 12](#) and [Section 13](#) of this ordinance.

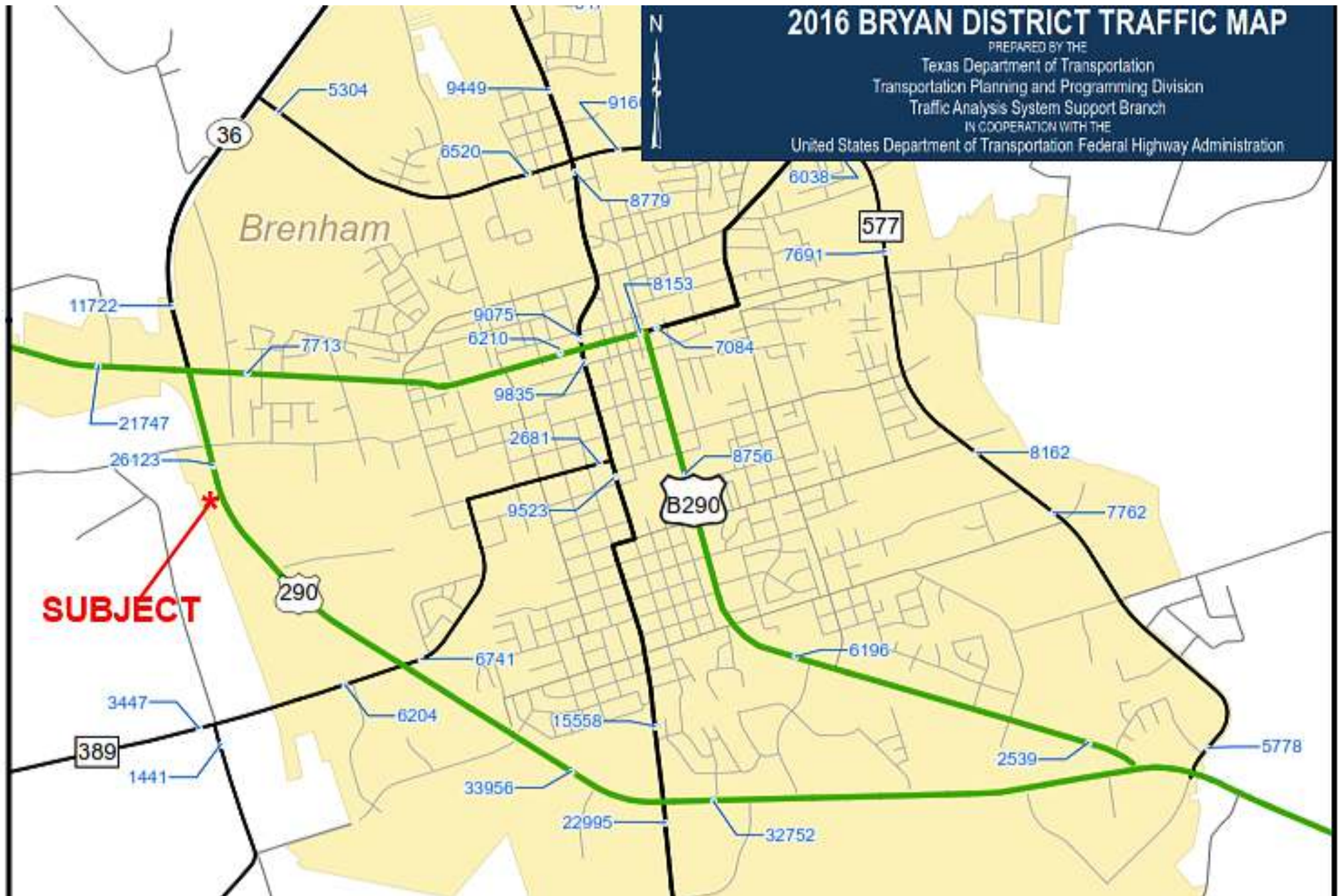
(Ordinance O-11-021, sec. 2, adopted 11/3/11; Ordinance O-17-006, sec. 2, adopted 7/6/17; Ordinance O-18-008, sec. 5, adopted 8/16/18)

Editor's note(s)—Ordinance O-17-006, sec. 2, adopted July 6, 2017, renumbered Section 6(6.01)–(6.06) as set out herein and added a new Section 6.

2016 BRYAN DISTRICT TRAFFIC MAP

PREPARED BY THE
Texas Department of Transportation
Transportation Planning and Programming Division
Traffic Analysis System Support Branch
IN COOPERATION WITH THE

United States Department of Transportation Federal Highway Administration



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

3816

**SEWER EASEMENT:
DIX R. TURNBOW ET AL. TO
THE CITY OF BRENHAM, TEXAS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF WASHINGTON

§

That the undersigned DIX R. TURNBOW, of the County of Washington, State of Texas, and STUART M. SMITH, AND MICHELLE A. SMITH HEDRY, of the County of Harris, State of Texas, GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid by the CITY OF BRENHAM, TEXAS, a Home Rule municipality, of 200 West Vulcan Street, Brenham, Texas, 77833, the receipt of which is hereby acknowledged and confessed; do hereby GRANT, SELL, AND CONVEY unto the said CITY OF BRENHAM, TEXAS, hereinafter called GRANTEE, its successors and assigns, the following easements:

- a ten foot (10') right of way and easement ("Permanent Easement") for the purpose of constructing, installing, enlarging, maintaining, operating, repairing, replacing, and removing a six inch (6") sewer line with necessary fittings and appliances, for the transportation of sewage, which right of way and easement is over and across the land of Grantors lying and being situated in Washington County, Texas, and which easement is more fully described in Exhibit "A", attached hereto and made a part hereof for all purposes pertinent; and
- an additional temporary, twenty foot (20') wide construction easement and right of way

("Temporary Construction Easement") immediately eastward of and adjacent to the entire length of the East line of the Permanent Easement for use by GRANTEE in relation to the laying and constructing the same six inch (6") sewer line in the Permanent Easement, which Temporary Construction Easement is over and across the land of GRANTORS lying and being situated in Washington County, Texas.

TO HAVE AND TO HOLD the said Temporary Construction Easement unto the said GRANTEE, its successors and assigns, until completion of construction of the six inch (6") sewer line, and the Permanent Easement so long thereafter as the six inch (6") sewer line is maintained thereon, subject to the 6" sewer line construction being completed and the 6" sewer line being operational on or before December 31, 2008, and subject to the foregoing and following terms, reservations, covenants, and conditions:

1. Upon completion of the construction phase, after the six inch (6") sewer line has been laid, all sewer taps have been installed, and the line is ready for use, the Temporary Construction Easement shall revert back to GRANTORS. The Permanent Easement shall run with the land and shall be enforceable against GRANTORS and their heirs, successors, and assigns.

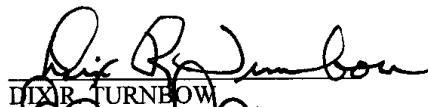
2. GRANTEE shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, including but not limited to the free right of ingress or egress over and across the Permanent Easement.

3. GRANTORS, their successors and assigns, reserve the right to fully use and enjoy the said premises, provided however, that the GRANTEE shall have the right from time to time to cut and keep clear all of the trees, undergrowth, and other obstructions on or over the easements that may injure, endanger or interfere with the use of said six inch (6") sewer line,

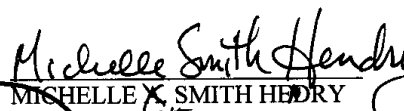
fittings, or appliances appurtenant to the use of said six inch (6") sewer line.

4. This instrument and all of the terms, covenants, and provisions hereof shall inure to the benefit of and be binding upon each of the parties hereto and their respective legal representatives, successors, heirs, and assigns.

IN WITNESS WHEREOF, these presents have been executed on this the 3rd day of July, 2008.


DIX R. TURNBOW

STUART M. SMITH

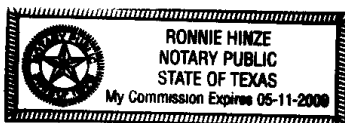

MICHELLE X. SMITH HENDRY
Notary

THE STATE OF TEXAS

COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared DIX R. TURNBOW, 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 expressed.

GIVEN under my hand and seal of office this the 1st day of July, 2008.



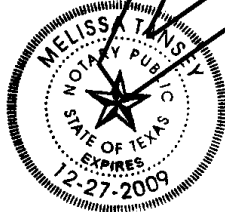

Notary Public in and for
The State of Texas

THE STATE OF TEXAS §

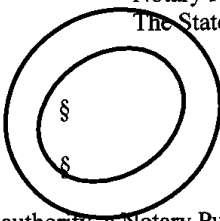
COUNTY OF WASHINGTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared STUART M. SMITH, 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 expressed.

GIVEN under my hand and seal of office this the 3rd day of July, 2008.



Melissa Tansey
Notary Public in and for
The State of Texas

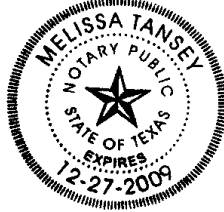


THE STATE OF TEXAS

COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared MICHELLE A. SMITH HEDRY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 3rd day of July, 2008.



Melissa Tansey
Notary Public in and for
The State of Texas

P

Pledger Kalkomey, Inc.

K

a Jones & Carter Company

CITY OF BRENHAM, TEXAS
0.1801 ACRE UTILITY EASEMENT

ALL THAT TRACT OR PARCEL OF LAND located in the City of Brenham, Washington County, Texas out of the Phillip Coe Survey A-31 and being a portion of the tract of land called 6.8365 acres, a portion of which was conveyed to Dix R. Turnbow by deed recorded in Volume 398, Page 821 of the Official Records of Washington County, said 0.1801 acre utility easement being more particularly described as follows:

BEGINNING at a found 3/8" and 1/2" iron rod in the East line of a called 4.892 acre tract conveyed to Melvin L. Meinecke, et ux, by deed recorded in Volume 298, Page 896 of the Deed Records of Washington County, marking the Southwest corner of a called 0.268 acre tract conveyed to Eddie E. Harrison, et ux, by deed recorded in Volume 584, Page 18 of the Official Records of Washington County, and the Northwest corner of the aforementioned called 6.8365 acre Turnbow tract;

THENCE N 73° 47' 17" E, 10.00 ft. with the South line of the Harrison tract and the North line of the Turnbow tract;

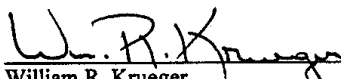
THENCE S 16° 58' 35" E, 784.29 ft. to a point in the South line of the Turnbow tract and the North line of the residue of a called 29.738 acre tract conveyed to River Eagle Real Estate, Ltd. by deed recorded in Volume 1172, Page 220 of the Official Records of Washington County;

THENCE S 71° 16' 24" W, 10.00 ft. with the common line between the Turnbow and River Eagle Real Estate, Ltd. tracts to a found 1/2" iron rod in the East line of a called 4.843 acre tract conveyed to Lisa K. Dreyer by deed recorded in Volume 1198, Page 316 of the Official Records of Washington County, said rod marking the Southwest corner of the Turnbow tract;

THENCE N 16° 58' 35" W, 784.73 ft. with the West line of the Turnbow tract and the East line of the Dreyer tract, the called 6.299 acre tract conveyed to Chester P. Nilski, et ux, by deed recorded in Volume 308, Page 497 of the Deed Records of Washington County, and the aforementioned Meinecke tract to the PLACE OF BEGINNING and containing 0.1801 acres of land.

Surveyor Certification:

I, William R. Krueger, Registered Professional Land Surveyor, do hereby certify that the above description along with a plat of even date herewith, represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and the description is, to the best of my knowledge, true and correct.


 William R. Krueger May 8, 2008
 Registered Professional Land Surveyor Number 2835

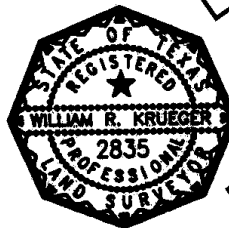
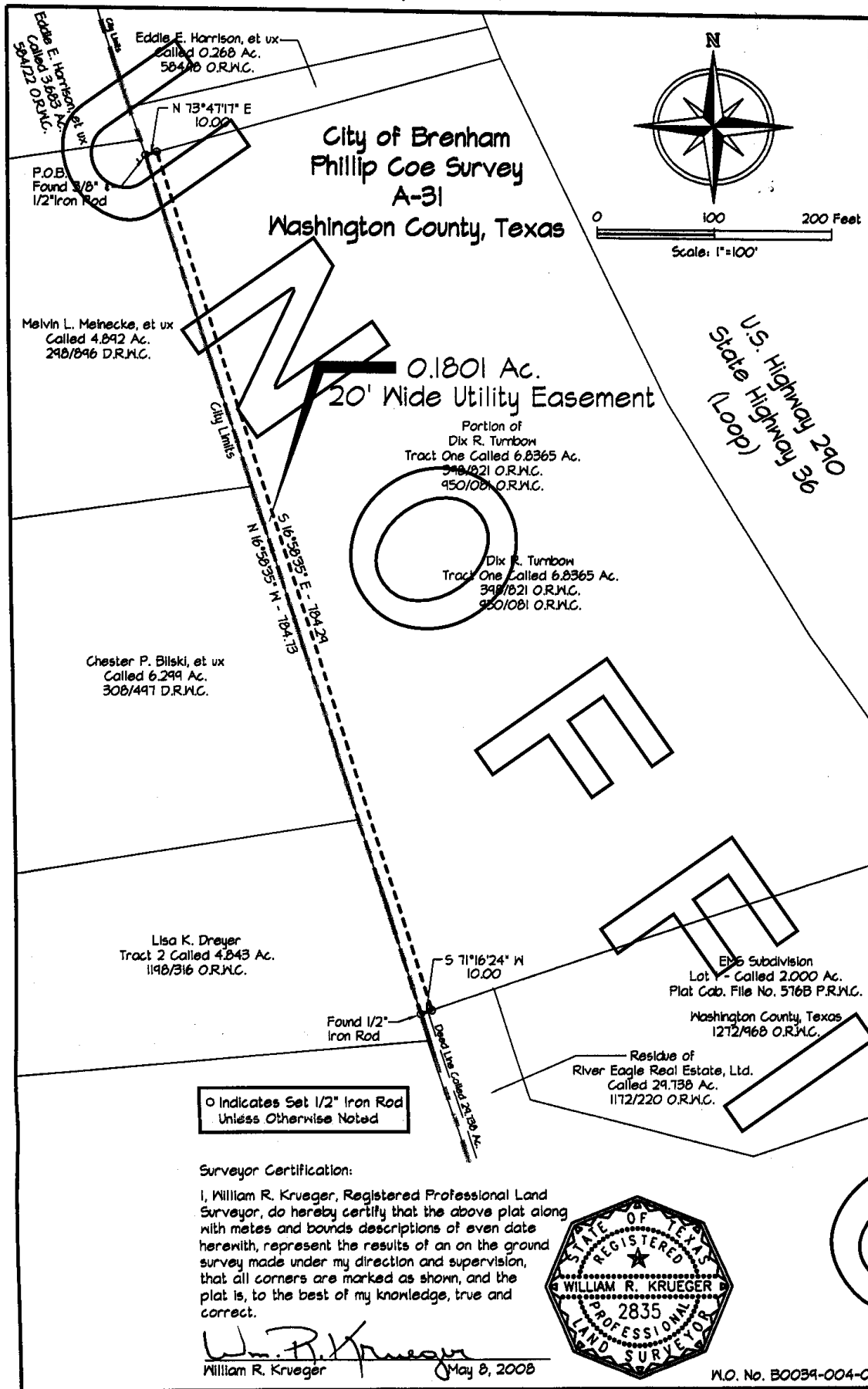


EXHIBIT "A"
 1 of 2

a Jones & Carter Company
 1500 South Day Street Brenham, Texas 77833
 979-836-6631 Fax: 979-836-6686
 www.jonescarter.com



reference, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, bears South 41 deg. 00' West 1.20 feet, and

South 61 deg. 43' 44" East 479.50 feet to a 1/2 inch steel rod set at an angle corner of said 117.373 acre tract, common with a re-entrant angle corner of said Estrella 73.513 acre tract, located on the West base of a 20 inch Post Oak;

THENCE South 21 deg. 46' 23" East, along the East line of said 117.373 acre tract, at 19.38 feet passing the most Westerly South corner of the Estrella 73.513 acre tract, common with an angle Northwest corner of Washington County 22.528 acre tract, (Volume 258, page 8 Deed Records), which is Moye Road, a county maintained roadway tract, and continuing on said course, a total distance of 33.78 feet to a 1/2 inch steel rod set, fitted with a plastic cap, marked R.P.L.S. 1815, for the Southeast corner of said 117.373 acre tract and being a re-entrant corner of the Washington County 22.528 acre tract, located at the base of a fence corner;

THENCE along the North line of Moye Road, and along the South boundary of the said 117.373 acre tract, as follows:

South 82 deg. 41' 00" West 82.30 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 79 deg. 23' 25" West 297.95 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 76 deg. 10' 00" West 363.40 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 South 86 deg. 30' 00" West 2148.40 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 65 deg. 50' 00" West 64.10 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 47 deg. 15' 00" West 404.90 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 54 deg. 08' 00" West 152.60 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815,
 North 81 deg. 27' 00" West 392.20 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, and
 North 77 deg. 08' 00" West 196.02 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, in the North line of Moye Road, at the lower West corner of the said 117.373 acre tract, common with the Southeast corner of the Mildred Rose Gloyna called 60.000 acre tract, (Volume 644, page 490 Official Records);

THENCE along the fenced lower Northwest line of said 117.373 acre tract, common with the Southeast line of the said Gloyna 60.000 acre tract, as follows:

North 41 deg. 31' 00" East 997.81 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, and
 North 20 deg. 41' 37" East, at 644.9 feet passing the Northwest line of the William Speak Survey and the Southeast line of the J. P. Gill Survey, and continuing on said course, a total distance of 771.50 feet to a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, at the East base of a fence corner, marking the East corner of the said Gloyna 60.000 acre tract and a re-entrant corner of said 117.373 acre tract;

THENCE North 48 deg. 49' 32" West, along the upper Southwest line of said 117.373 acre tract, common with the Northeast line of the said Gloyna 60.000 acre tract, 1,185.06 feet to a 40 penny nail set in the top of an 8 inch fence corner post, at the most Northern West corner of said 117.373 acre tract and the North corner of the said Gloyna 60.000 acre tract, located in the Southeast line of the heretofore said Melvin B. Ocker, et al, 102.588 acre tract, from which a 1/2 inch steel rod set for corner reference, bears North 41 deg. 31' 19" East 5.00 feet;

THENCE North 41 deg. 31' 19" East, along the upper Northwest line of said 117.373 acre tract and the Southeast line of the said 102.588 acre tract, 604.43 feet to the PLACE OF BEGINNING and containing 117.372 acres of land by resurvey, of which 16.799 acres are located in the J. P. Gill Survey and 100.573 acres are located in the William Speak Survey.

EXHIBIT B

Sheet 2 of 2



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.

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 coincidental 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.

Market Realty, Inc	462379	agents@marketrealty.com	(979)836-9600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roger D. Chambers	355843	appraisals@marketrealty.com	(979)830-7708
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Susan S. Kiel	558624	burton@marketrealty.com	(979)251-4078
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