



# INDEPENDENCE



by GCF GROUP





NUM	BEARING	DISTANCE
L1	N 50°05'47" E	30.00'
L2	N 50°05'47" E	30.00'
L3	S 39°54'13" E	136.61'
L4	S 61°58'25" E	84.30'
L5	S 61°58'25" E	138.37'
L6	N 61°58'25" W	172.34'
L7	N 61°58'25" W	50.33'
L8	N 39°54'13" W	136.61'
L9	S 39°54'13" E	136.61'
L10	S 61°58'25" E	222.67'
L11	S 50°05'47" W	15.00'
L12	S 39°54'13" E	25.00'
L13	N 84°54'13" W	35.36'
L14	N 50°05'47" E	25.00'
L15	N 50°05'47" E	15.00'
L16	N 50°05'47" E	25.00'
L17	S 5°05'47" W	35.36'
L18	N 39°54'13" W	25.00'
L19	N 40°16'33" E	30.50'
L20	S 40°16'33" W	30.33'
L21	N 40°16'33" E	30.41'
L22	S 42°15'18" W	30.34'
L23	N 42°15'18" E	30.64'
L24	S 42°15'18" W	30.45'

- ADDITIONAL INFORMATION**
- Residential use only
  - No Manufactured, Mobile or Modular Homes
  - Minimum of 2,200 SF
  - HOA Dues - \$500 per lot
  - Roads built to Washington County specs for future maintenance
  - Underground Electrical Distribution

Note:  
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**INDEPENDENCE**  
TRAIL

**SIZES & PRICES ARE SUBJECT TO CHANGE**



979-836-8532

LOT #	ACRES	ASKING PRICE
1	1.500	\$84,900
2	1.500	\$84,900
3	1.500	\$84,900
4	1.500	\$84,900
5	1.500	\$84,900
6	2.500	SOLD
7	2.500	SOLD
8	2.325	\$129,000
9	1.500	\$84,900
10	1.500	\$84,900
11	1.500	\$84,900
12	1.500	\$84,900
13	1.500	SOLD

ENTRANCE RENDERING



- ±10 miles to Downtown Brenham
- ±18 miles to Downtown Round Top
- ±35 miles to College Station
- ±51 miles to Cypress,  
Hwy 290 @ TX-99 (Grand Pkwy)