

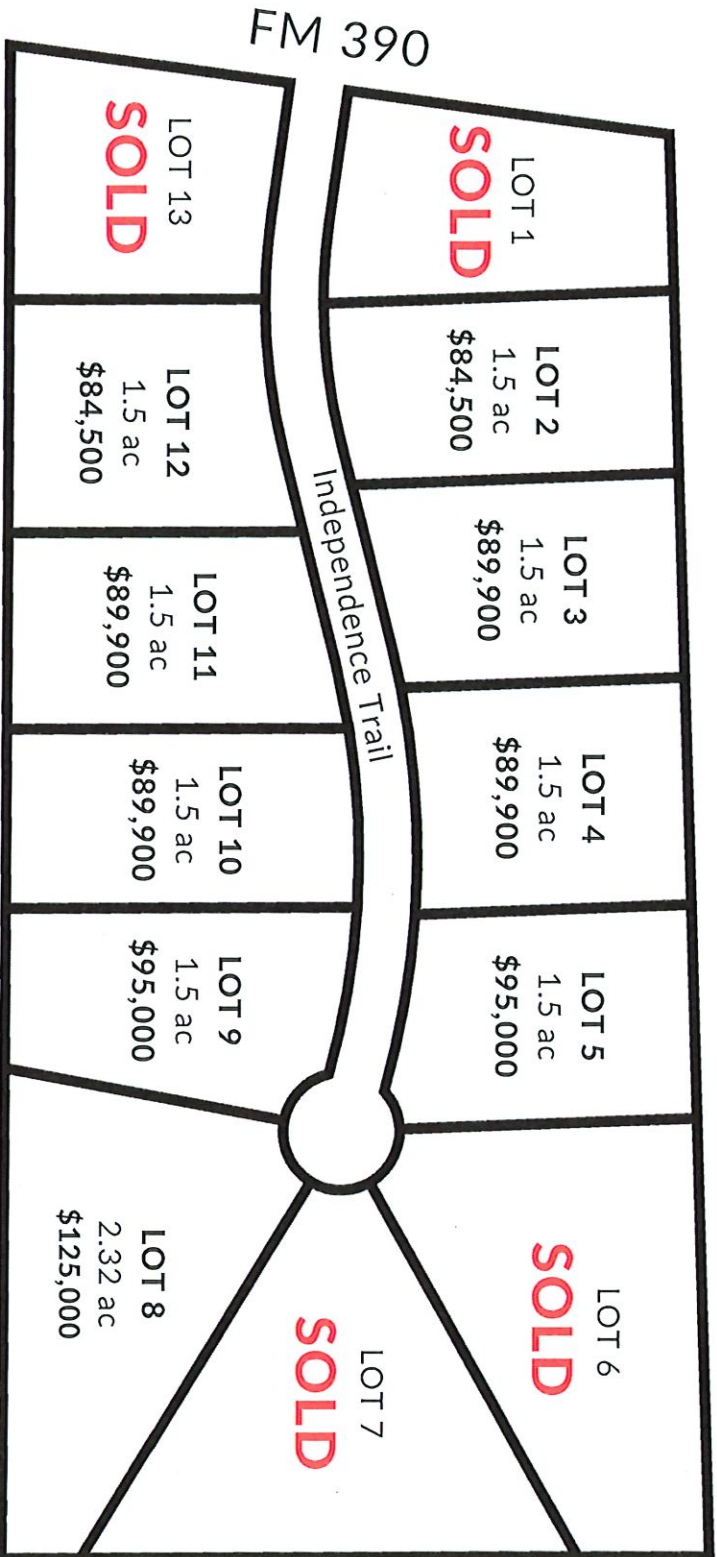


INDEPENDENCE



COMMUNITY DETAILS

- Residential use only
- SqFt Minimum: 2,200
- Underground Utilities
- No Manufactured, Mobile or Modular homes



LINDI/CAMARON TEAM
SELLING THE GOOD LIFE

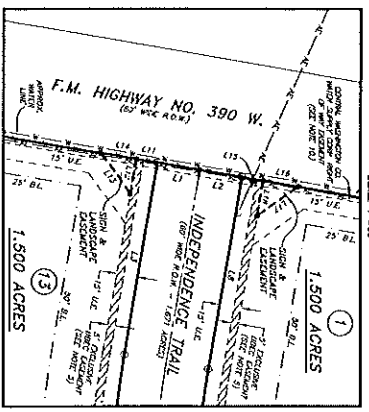
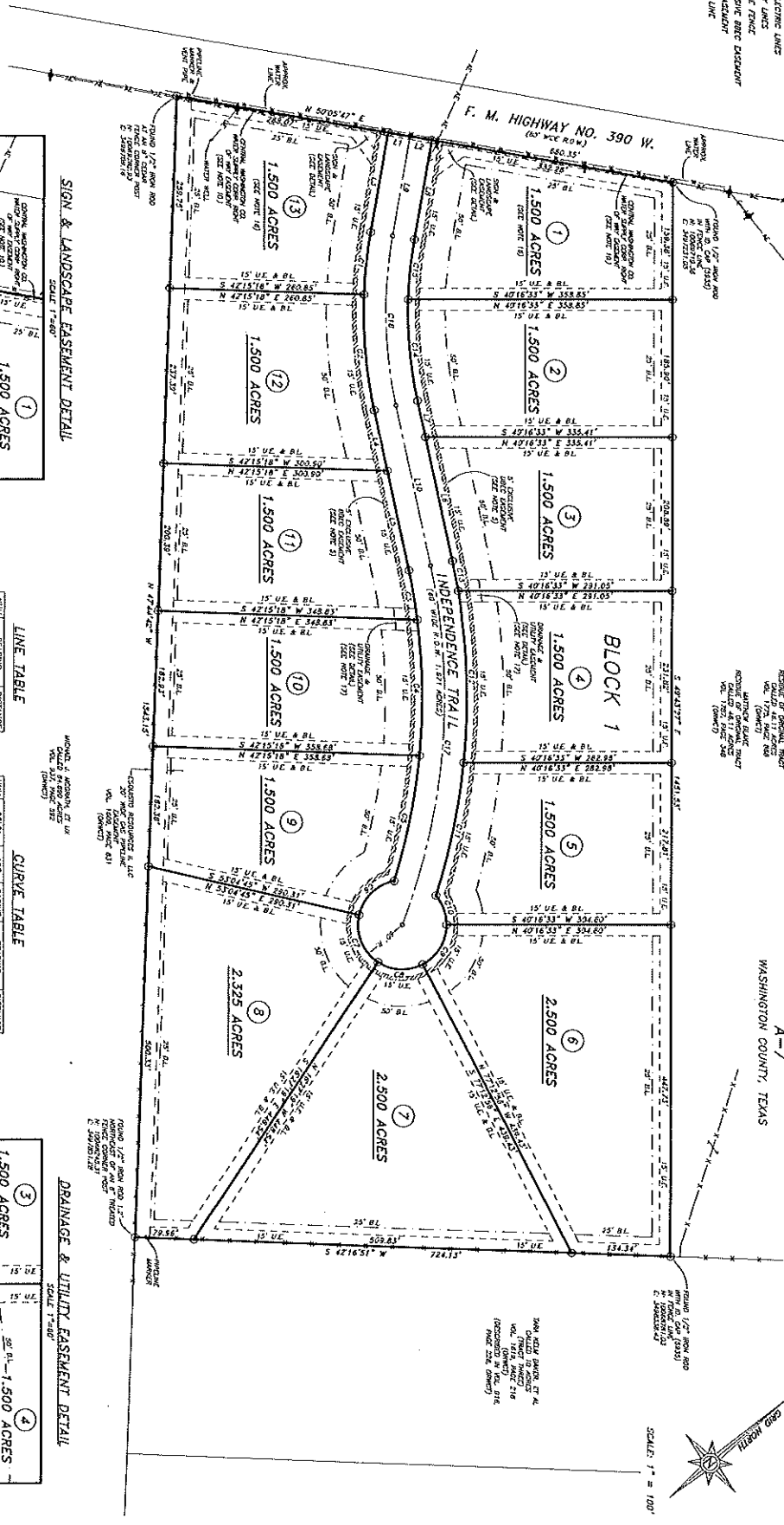
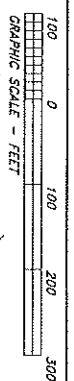


COLDWELL BANKER
PROPERTIES
UNLIMITED

LEGEND

- ELECTRIC POLE
- GAS AVENUE
- AERIAL ELECTRIC LINES
- BOUNDARY LINES
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- BUILDING LINE

S. F. AUSTIN SURVEY
A-7
WASHINGTON COUNTY, TEXAS

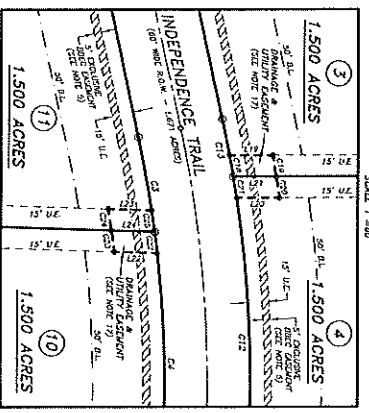


LINE TABLE

NO.	BEARING	DISTANCE
1	N 0°00'00" E	500.00
2	S 90°00'00" E	1,500.00
3	S 0°00'00" E	1,500.00
4	N 90°00'00" E	1,500.00
5	N 0°00'00" E	1,500.00
6	S 90°00'00" E	1,500.00
7	S 0°00'00" E	1,500.00
8	N 90°00'00" E	1,500.00
9	N 0°00'00" E	1,500.00
10	S 90°00'00" E	1,500.00
11	S 0°00'00" E	2,500.00
12	N 90°00'00" E	2,325.00
13	N 0°00'00" E	1,500.00

CURVE TABLE

NO.	CHORD	ARC	RADIUS	BEARING	DISTANCE
1	1,500.00	1,500.00	1,500.00	N 0°00'00" E	1,500.00
2	1,500.00	1,500.00	1,500.00	S 90°00'00" E	1,500.00
3	1,500.00	1,500.00	1,500.00	S 0°00'00" E	1,500.00
4	1,500.00	1,500.00	1,500.00	N 90°00'00" E	1,500.00
5	1,500.00	1,500.00	1,500.00	N 0°00'00" E	1,500.00
6	1,500.00	1,500.00	1,500.00	S 90°00'00" E	1,500.00
7	1,500.00	1,500.00	1,500.00	S 0°00'00" E	1,500.00
8	1,500.00	1,500.00	1,500.00	N 90°00'00" E	1,500.00
9	1,500.00	1,500.00	1,500.00	N 0°00'00" E	1,500.00
10	1,500.00	1,500.00	1,500.00	S 90°00'00" E	1,500.00
11	2,500.00	2,500.00	2,500.00	S 0°00'00" E	2,500.00
12	2,325.00	2,325.00	2,325.00	N 90°00'00" E	2,325.00
13	1,500.00	1,500.00	1,500.00	N 0°00'00" E	1,500.00



INDEPENDENCE TRAIL SUBDIVISION

CONSISTING OF 13 RESIDENTIAL LOTS, 1 BLOCK
AND INDEPENDENCE TRAIL (1,671 ACRES)
CONTAINING 23,996 ACRES TOTAL

OWNER/DEVELOPER

THE GCF GROUP
1244 CHANTILLY LANE
HOUSTON, TEXAS 77018
PHONE: 832-457-5046
EMAIL: hankau@thegcgroup.com

SHEET 1
OF 2
(FINAL)

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
615 E. Bore Ave. Suite 400
Houston, Texas 77059
Phone: 281-458-1111
Fax: 281-458-1112
www.hoddesurveying.com



Independence Trail Lots & Pricing

Lot #	Tax ID	Legal Description	HAR MLS #	Price
LOT 1	R68172	S3406 - Independence Trail S/D, BLOCK 1, Lot 1, ACRES 1.5	-	SOLD
LOT 2	R68173	S3406 - Independence Trail S/D, BLOCK 1, Lot 2, ACRES 1.5	86369328	\$84,500
LOT 3	R68174	S3406 - Independence Trail S/D, BLOCK 1, Lot 3, ACRES 1.5	54310851	\$89,900
LOT 4	R68175	S3406 - Independence Trail S/D, BLOCK 1, Lot 4, ACRES 1.5	54687310	\$89,900
LOT 5	R68176	S3406 - Independence Trail S/D, BLOCK 1, Lot 5, ACRES 1.5	39127219	\$95,000
LOT 6	R68177	S3406 - Independence Trail S/D, BLOCK 1, Lot 6, ACRES 2.5	-	SOLD
LOT 7	R68178	S3406 - Independence Trail S/D, BLOCK 1, Lot 7, ACRES 2.5	-	SOLD
LOT 8	R68179	S3406 - Independence Trail S/D, BLOCK 1, Lot 8, ACRES 2.325	6311528	\$125,000
LOT 9	R68180	S3406 - Independence Trail S/D, BLOCK 1, Lot 9, ACRES 1.5	27573412	\$95,000
LOT 10	R68181	S3406 - Independence Trail S/D, BLOCK 1, Lot 10, ACRES 1.5	91609566	\$89,900
LOT 11	R68182	S3406 - Independence Trail S/D, BLOCK 1, Lot 11, ACRES 1.5	50700562	\$89,900
LOT 12	R68183	S3406 - Independence Trail S/D, BLOCK 1, Lot 12, ACRES 1.5	39726541	\$84,500
LOT 13	R68184	S3406 - Independence Trail S/D, BLOCK 1, Lot 13, ACRES 1.5	-	SOLD

*Updated 10.2023

SOLDbylcteam@gmail.com

(979)451-4645

thelcteam.com



INDEPENDENCE



Centrally located between
Houston and Austin &
35 miles to Bryan/College Station.



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SELLING THE GOOD LIFE



COLDWELL BANKER
PROPERTIES
UNLIMITED