



# TIMBER BRIDGE

*a country community*

WASHINGTON COUNTY

CHAPPELL HILL, TEXAS

NATURE ON DISPLAY *24* HOURS A DAY

**SIZES & PRICES ARE SUBJECT TO CHANGE**

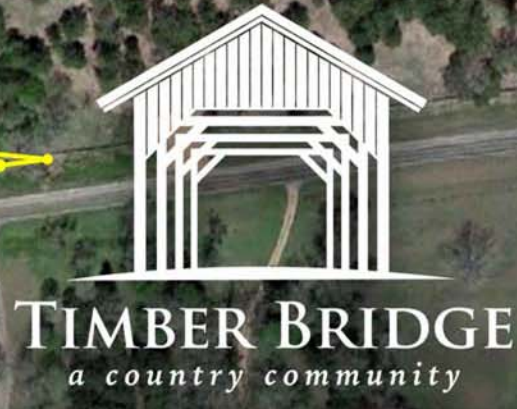
Note:  
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying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



100 0 100 200 300  
GRAPHIC SCALE - FEET

THIS CAD FILE IS RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE (4203) U.S. SURVEY FEET, CONVERGENCE ANGLE = 2'-06"-00.51", COMBINED SCALE FACTOR = 0.99997948 AT STA BASE 1 N: 1004202.83, E: 358486.8578 ELEVATIONS ARE RELATIVE TO NAVD 83 (GEOID 18) ALL PER AN NGS OPUS SOLUTION.

- 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
  - Tax Rate: 1.5429



112 West Main St.  
 Brenham, TX 77833  
 979-836-8532

203 N. Live Oak St.  
 Round Top, TX 78954  
 979-378-8778

# HODDE

REAL ESTATE CO.

Homesite	Approx. Acres	Offering Price	Homesite	Approx. Acres	Offering Price
<b>TIMBER BRIDGE</b>					
<b>Homesite 1</b>	<b>3.199</b>	<b>\$ 269,500</b>	<b>Homesite 13</b>	<b>1.934</b>	<b>SOLD</b>
<b>Homesite 2</b>	<b>4.914</b>	<b>SOLD</b>	<b>Homesite 14</b>	<b>1.832</b>	<b>SOLD</b>
<b>Homesite 3</b>	<b>1.645</b>	<b>SOLD</b>	<b>Homesite 15</b>	<b>2.264</b>	<b>SOLD</b>
<b>Homesite 4</b>	<b>1.543</b>	<b>SOLD</b>	<b>Homesite 16</b>	<b>6.111</b>	<b>\$ 519,500</b>
<b>Homesite 5</b>	<b>1.891</b>	<b>SOLD</b>	<b>Homesite 17</b>	<b>2.582</b>	<b>SOLD</b>
<b>Homesite 6</b>	<b>1.784</b>	<b>SOLD</b>	<b>Homesite 18</b>	<b>2.331</b>	<b>SOLD</b>
<b>Homesite 7</b>	<b>2.055</b>	<b>SOLD</b>	<b>Homesite 19</b>	<b>2.361</b>	<b>SOLD</b>
<b>Homesite 8</b>	<b>1.840</b>	<b>SOLD</b>	<b>Homesite 20</b>	<b>2.563</b>	<b>SOLD</b>
<b>Homesite 9</b>	<b>2.708</b>	<b>SOLD</b>	<b>Homesite 21</b>	<b>2.352</b>	<b>SOLD</b>
<b>Homesite 10</b>	<b>1.658</b>	<b>SOLD</b>	<b>Homesite 22</b>	<b>2.282</b>	<b>\$ 223,500</b>
<b>Homesite 11</b>	<b>2.669</b>	<b>SOLD</b>	<b>Homesite 23</b>	<b>3.923</b>	<b>SOLD</b>
<b>Homesite 12</b>	<b>2.687</b>	<b>SOLD</b>	<b>Homesite 24</b>	<b>3.534</b>	<b>\$ 295,000</b>

Located in Chappell Hill  
 on FM 2447



**COUNTRY COMMUNITIES**  
 Your Country. Your Community. Your Lifestyle.