

Holland



Ridge

UNDER CONSTRUCTION

*NEW PICTURES
COMING SOON!*



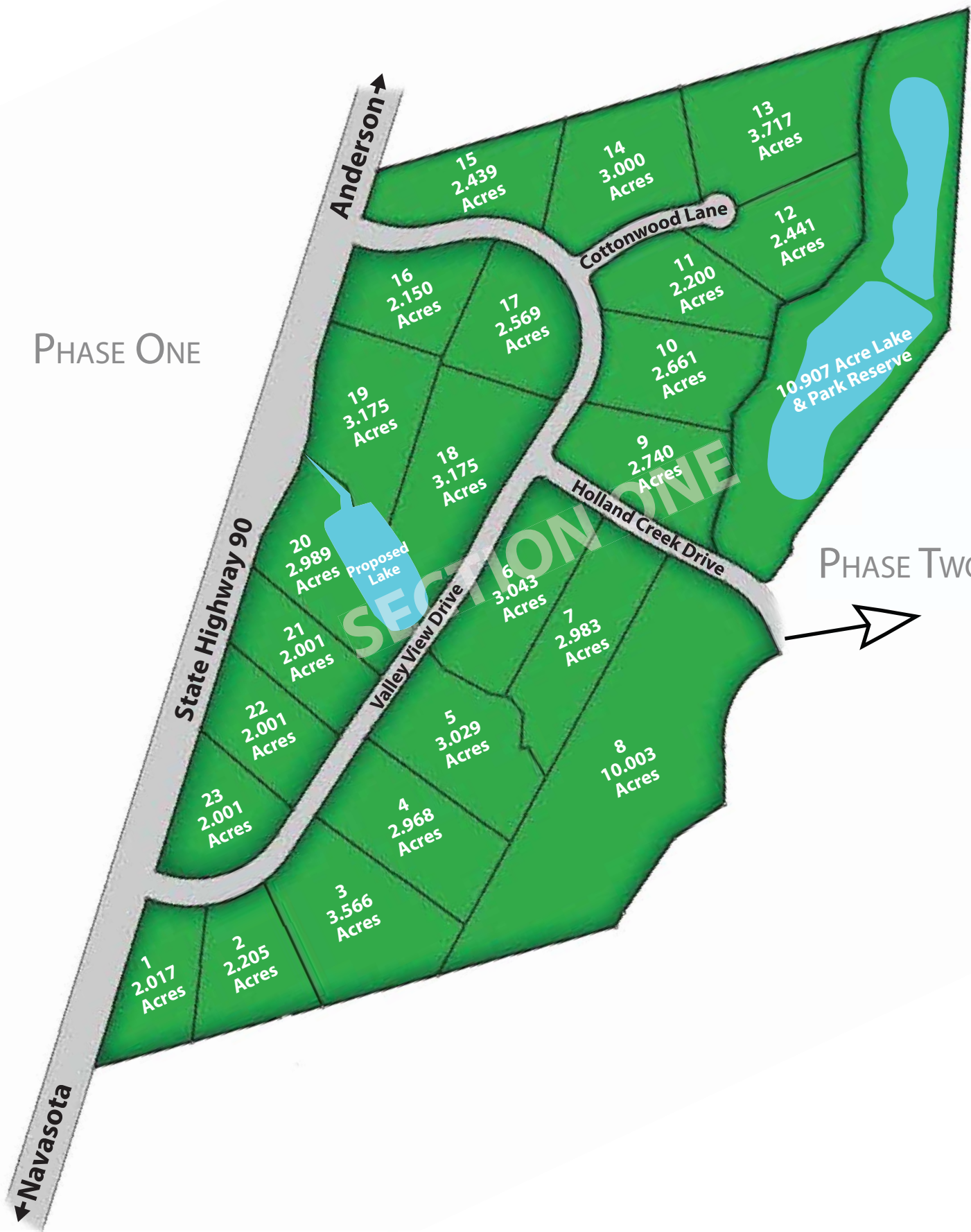
Above photos will be replaced as construction progresses.



Phase One

Tract #	Description	Price
Tract 1	2.017 Ac Corner of Valley View & Hwy 90	\$49,900
Tract 2	2.205 Ac on Valley View Dr.	\$54,900
Tract 3	3.686 Ac on Valley View Dr.	\$74,900
Tract 4	2.968 Ac on Valley View Dr.	\$59,900
Tract 5	3.029 Ac on Valley View Dr.	\$59,900
Tract 6	3.043 Ac Corner of Valley View Dr. & Holland Creek Dr.	\$64,900
Tract 7	2.983 Ac on Holland Creek Dr.	\$64,900
Tract 8	10.003 Ac with 600+' of Creek Frontage	\$165,000
Tract 9	2.740 Ac Corner Lot with Park Frontage	\$74,900
Tract 10	2.661 Ac on Valley View Dr. w/ Park Frontage	\$64,900
Tract 11	2.2 Ac on Corner Lot with Park Frontage	\$54,900
Tract 12	2.441 Ac Cottonwood Ln cul-de-sac w/ Park Frontage	\$54,900
Tract 13	3.717 Ac Cul-de-sac with Lake Frontage	SOLD \$74,900
Tract 14	3 Ac Corner of Valley View & Cottonwood	SOLD \$75,000
Tract 15	2.439 Ac Corner Valley View Dr. and Hwy 90	\$54,900
Tract 16	2.15 Ac Corner of Valley View Dr. & Hwy 90	\$49,900
Tract 17	2.569 Ac Corner of Valley View Dr.	PENDING \$64,900
Tract 18	3.175 Ac on Falcon Lake & Valley View Dr.	\$99,900
Tract 19	3.175 Ac w/ 3/3.5 Home on Falcon Lake	\$290,000
Tract 20	2.989 Ac on Falcon Lake & Valley View Dr.	\$84,900
Tract 21	2.001 Ac on Valley View Dr. & Hwy 90	\$49,900
Tract 22	2.001 Ac on Valley View Dr. & Hwy 90	\$49,900
Tract 23	2.001 Ac on Valley View Dr. & Hwy 90	\$49,900

PHASE ONE



PHASE TWO



Holland Ridge



Holland Ridge will have well-planned and reasonable Deed Restrictions to allow the community to maintain its beauty as well as functionality.

The Holland Ridge Community Association will serve to enhance the neighborhood atmosphere of the community. The Association will also provide a method for upholding the deed restrictions to maintain the community environment, which will help to maintain property values.

Use Restrictions:

- 1) Homesites will be used for single-family residential use with improvements (barn, corral, ect allowed for restricted agricultural use.
- 2) The general intent is that the design of the residential buildings and other improvements will be compatible with a country style of living and any improvements considered to be unconventional or extreme in design will be discouraged.
- 3) Residences will not contain less than 1,800 square feet of living area.
- 4) The HRCA may allow historic ranch or farm houses to be relocated to a homesite if the building meets the minimum square footage requirements and the overall plan for the relocated home is consistent with the theme and motif of the community.
- 5) In addition to the main residence, a homesite may include a guest house or guest quarters located within a barn.
- 6) Raising cattle, livestock, and poultry shall be allowed as permitted in the deed restrictions; however, feedlot or any commercial operations will be prohibited. The number of animals allowed will be based upon the number of acres owned among other factors; these provisions will be similar to other acreage communities.
- 7) Holland Lake and Holland Park is for the use of Holland Ridge property owners and their accompanied guests. Access to the lake and park will be from the reserve around the lake. Non-motorized boats may be used.
- 8) All implements to a homesite must be approved in writing in advance by the HRCA and be in compliance with the Holland Ridge Restrictive Covenants and any other regulations or guide lines established by the HRCA, as well as all governmental agencies.

THIS IS A VERY BRIEF SUMMARY OF THE RESTRICTIVE COVENANTS AND IS SUBJECT TO THE FINAL RECORDED DOCUMENT. PROPERTY OWNERS SHOULD BE FAMILIAR WITH THE FINAL RECORDED RESTRICTIVE COVENANTS PRIOR TO PURCHASING A HOMESITE IN HOLLAND RIDGE. THE FINAL RESTRICTIVE COVENANTS MAY VARY FROM THIS SUMMARY.



Holland Ridge

James C. Hassell started out in the construction industry in 1976 with just a little more than a rented piece of equipment, a seven man crew, and a dream.

Over the years he has turned his dream into several thriving businesses, and what started out as a seven man crew is now a heavy highway corporation doing business all through out Harris, Ft. Bend, Montgomery, and Grimes Counties with a reputation for quality workmanship.

Mr. Hassell believes strongly in family and started his sons out young working their way through the ranks of the family business. James P. Hassell is the President of Hassell Construction Co., Inc. and the Managing Member of Hassell Management Services, LLP, Michael L. Hassell is the Vice President of Hassell Construction Co., Inc. and a member of Hassell Management Services, LLP. All of these gentlemen bring a minimum of 25 years, up to 48 years of knowledge and experience in the civil industry. Mr. Hassell has also been involved in land development for the past 15 years.

Together this family is proud to offer you Holland Ridge, where the dream of classic country living begins.





LOT 8 (10.003 AC) Lot 8 is a scenic large lot with its southern fence line the center of Holland Creek. The lot has 239 ft of frontage on Holland Ridge Drive while facing the 11 acre Holland Ridge Park and Lake. Holland Creek flows year round with Beaver Creek crossing the back of the property. A large native oak offers solace at the front while wildlife abounds on this wonderful retreat and recreational property.

LOT 7 (2.98 AC) Lot 7 of Holland Ridge is a beautiful lot on a stunning hilltop overlooking Holland Ridge Park and Lake. With a sprinkling of native trees located in front, coveted rolling terrain, panoramic hilltop views and the lush woodland atmosphere of Beaver Creek bordering the back fence line, this is an exceptional lot. 206 ft of frontage on Holland Ridge Dr.



LOT 18 (3.17 AC) An oak tree grove peppers this idyllic tract, reminiscent of nostalgic dreams of lazy summer days. The back property line is bordered by a pipe fence while Falcon Lake lies along the western border. Panoramic views include Holland Ridge Park, Lake and the Jogging Trail. This special lot could be the perfect calming get-a-way from the continuous racket of city life.

LOT 17 (2.57 AC) With gently rolling terrain, this pretty corner lot nestles into a curve on Valley View Dr. and offers wondrous views of Holland Ridge Park. With 600+ feet of road frontage provides easy access to the Park, Lake and the Jogging Trail. A nest of native trees provides a shady reprieve from the sun.





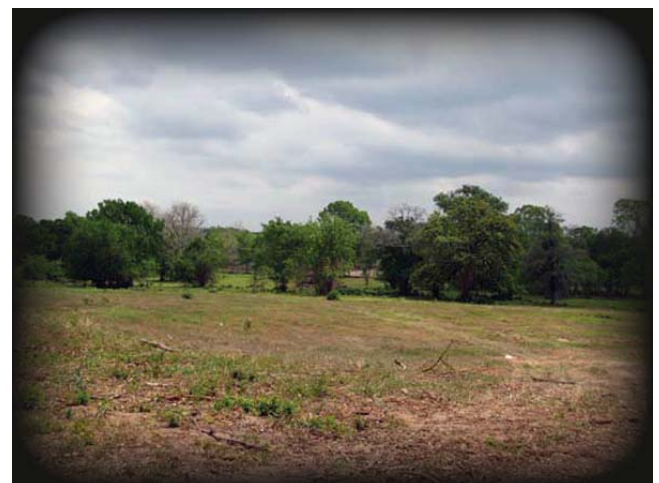
LOT 19 (3.17 AC) With frontage on Hwy 90, a gently sloping yard leads up to a newly renovated country home (in 2011). Abundant new cabinetry, flooring, roof, HVAC, windows and doors are just a few of the new amenities on this wonderful brick home. The spacious 3 bd/3 1/2 bath home features a large new master bath with walk-in closet, fireplace, great room with raised ceiling, and granite counters throughout. A convenient large office space with new cabinets is just off the kitchen. A combination of pipe and split-rail fencing adds to the beauty of the home and property. Private Well and Septic.

LOT 11 (2.2 AC) Lot 11 is a corner lot with a beautiful tree grove and frontage on Valley View Dr and Cottonwood Dr. With gently rolling terrain, large native trees and the storybook-like walking bridge linking Lot 11 to the Holland Ridge Park and Jogging Trail, this graceful property offers both serenity and recreation.



LOT 12 (2.44 AC) Lot 12 nestles in the cul-de-sac at the end of Cottonwood Dr. Ancient majestic pecan trees offer all their bounty along the back of the property while a huge grandfather cottonwood tree stands sentinel over the property. A picturesque walking bridge to Holland Ridge Park and the Jogging Trail links the property providing an opportunity for recreational activities and a scenic view of the Lake.

LOT 9 (2.74 AC) Lot 9 is a corner lot adjacent to Holland Ridge Park with 204 ft of frontage on Valley View Dr and 310 ft fronting Holland Ridge Dr. Holland Ridge Jogging Trail is located at the rear of the lot, offering a great opportunity for exercise or to relax and enjoy the scenic views of the Park and Lake.





Navasota Realty



"We're Open When We're Open...Which is Most of the Time"

Welcome to Navasota Realty, a full service real estate agency serving the community in residential, commercial and farm and ranch sales. The company was established in 2000 by Nancy Perry, broker, and has grown rapidly alongside of Grimes County.

We specialize in rural farm and ranch sales and have been instrumental in the sale or development of several of the largest ranches in Grimes and surrounding counties. Our motto on the door states "We're Open When We're Open, Which Is Most of the Time". We remain open 7 days a week to afford our clients the very best service. We can help you find residential, commercial or farm and ranch properties, from small acreage to large Texas-sized spreads. We take pride in getting to know our clients with their special needs and will work hard to find just the right property to fill your dream.

We believe firmly in the cultural and historic heritage of this wonderful county and are proud to be a part of its ongoing growth and development. Our market area is centrally located between Houston, Austin and Dallas-Ft. Worth and we are just minutes from Bryan/College Station and Texas A&M University.



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