LEVELTX

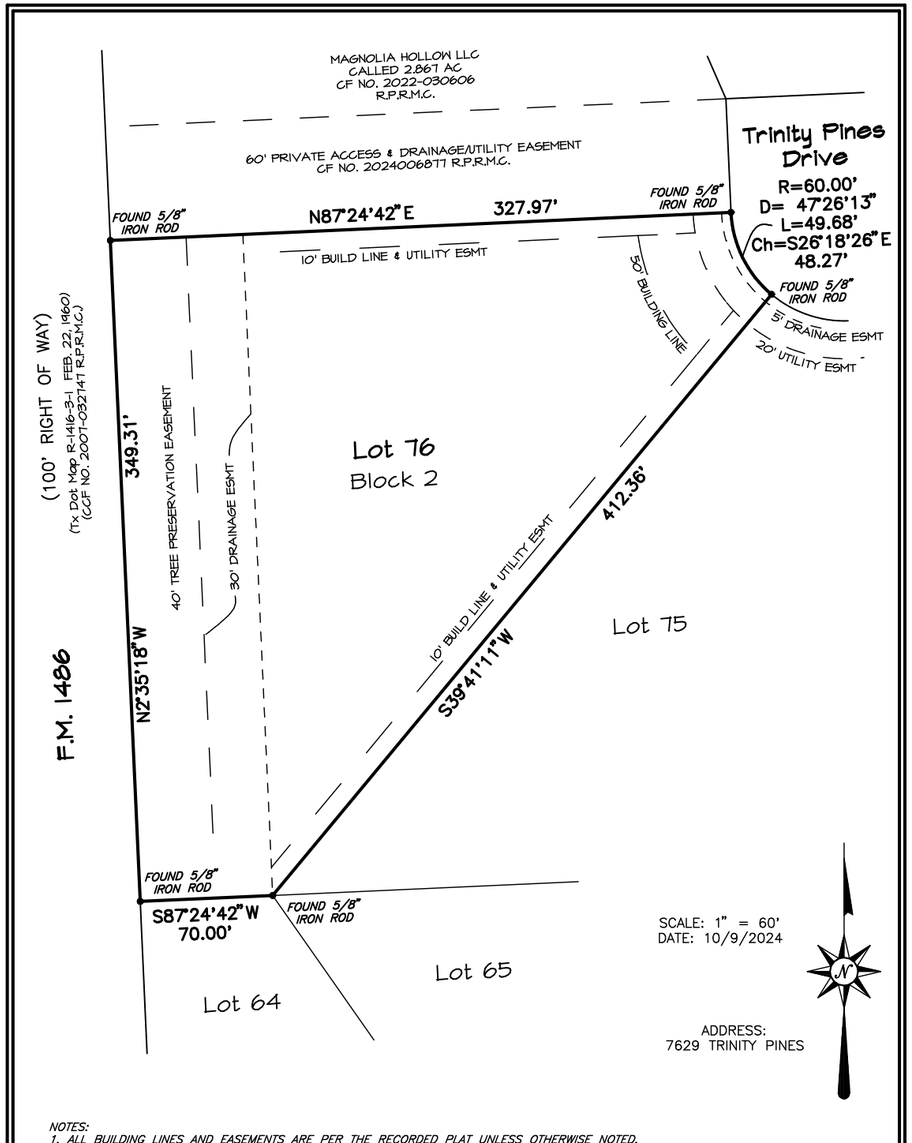
High Meadow Estates

Montgomery, Texas

AFFACO

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Site



NOTES:
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
4. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
   a.) A UTILITY EASEMENT PER CF NO. 2010017867. (NOT LOCATED ON THIS LOT)
   b.) PERPETUAL WELL ACCESS AND PIPELINE EASEMENT PER CF NO. 2020032977. (NOT LOCATED ON THIS LOT)

I hereby certify that this plat is a true representation of an on the ground survey made on 10/9/2024 of Lot 76, Block 2, of High Meadow Estates, Section Eleven, Montgomery County, Texas, a correct map of which is recorded in Cabinet Z, Sheet 8434 – 8440 of the Plat Records of Montgomery County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by Alamo Title Insurance, GF No. ATCH–16–ATCH24139245–TC, effective date September 19, 2024.

Jarrod Antley, R.P.L.S.
Texas Registration No. 6071

LONE STAR
LAND SURVEYING & MAPPING
P.O. BOX 1598, MONTGOMERY, TEXAS 77356
PH: (936) 522-8716

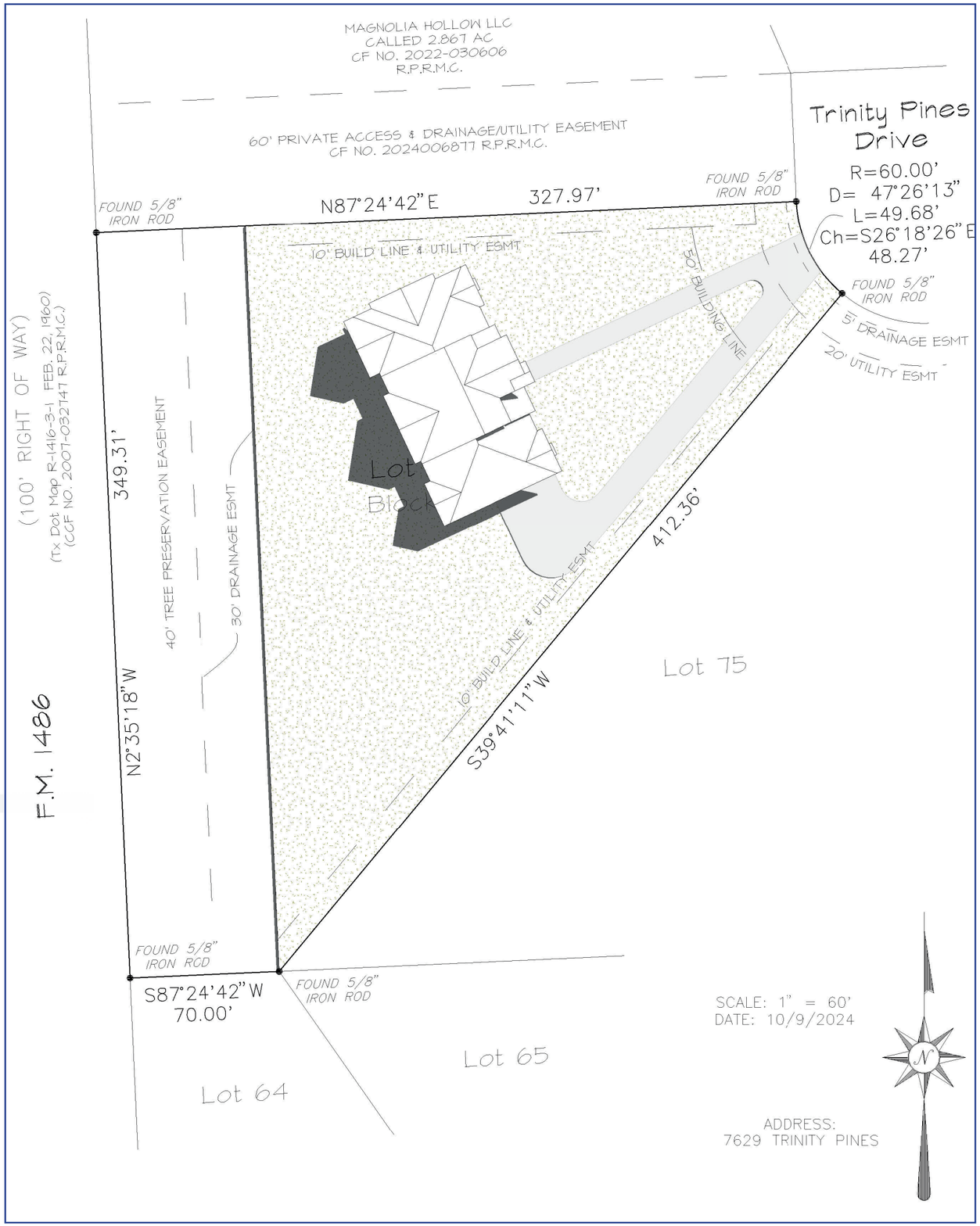
STATE OF TEXAS
REGISTERED
JARROD ANTLEY
6071
PROFESSIONAL
LAND SURVEYOR

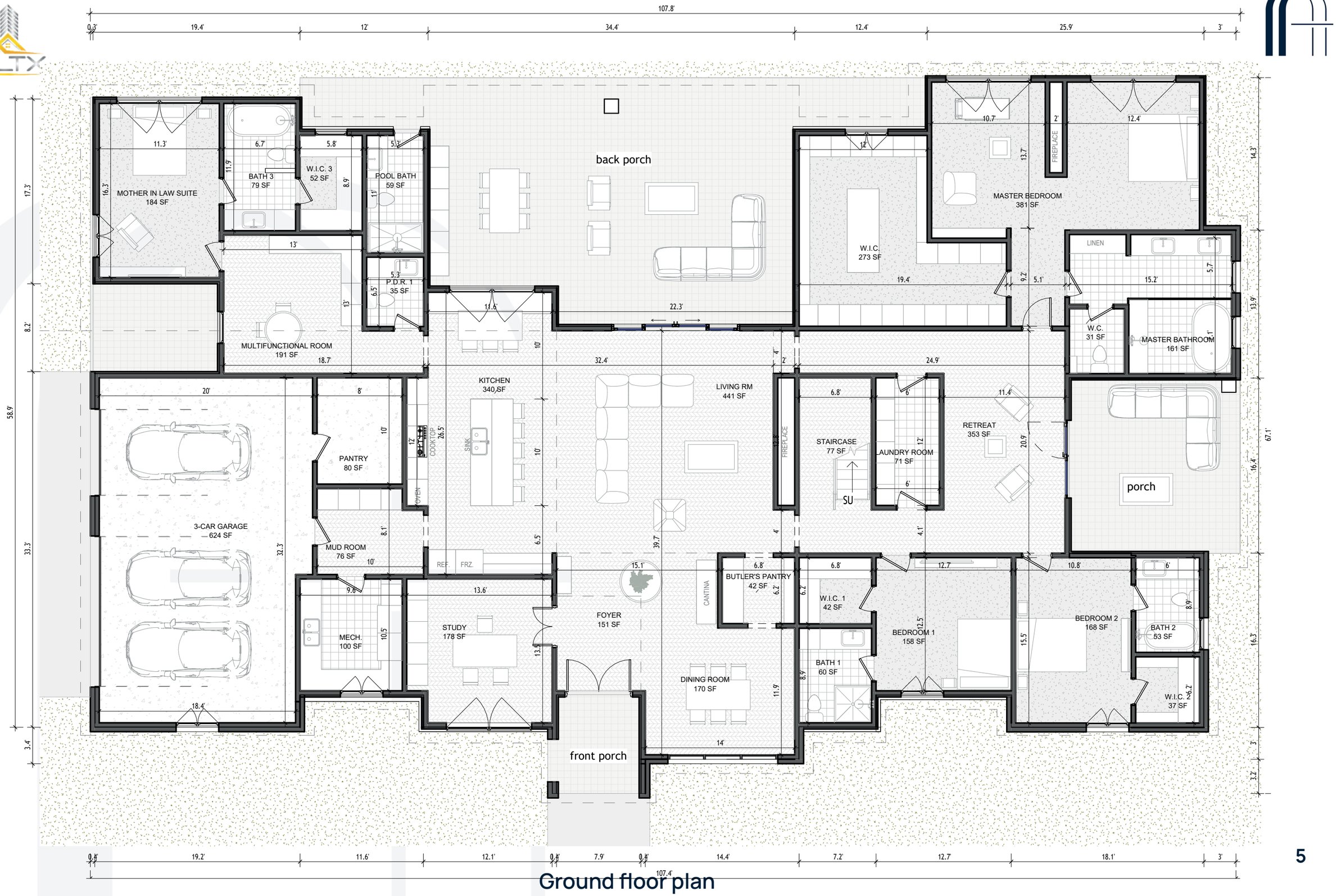
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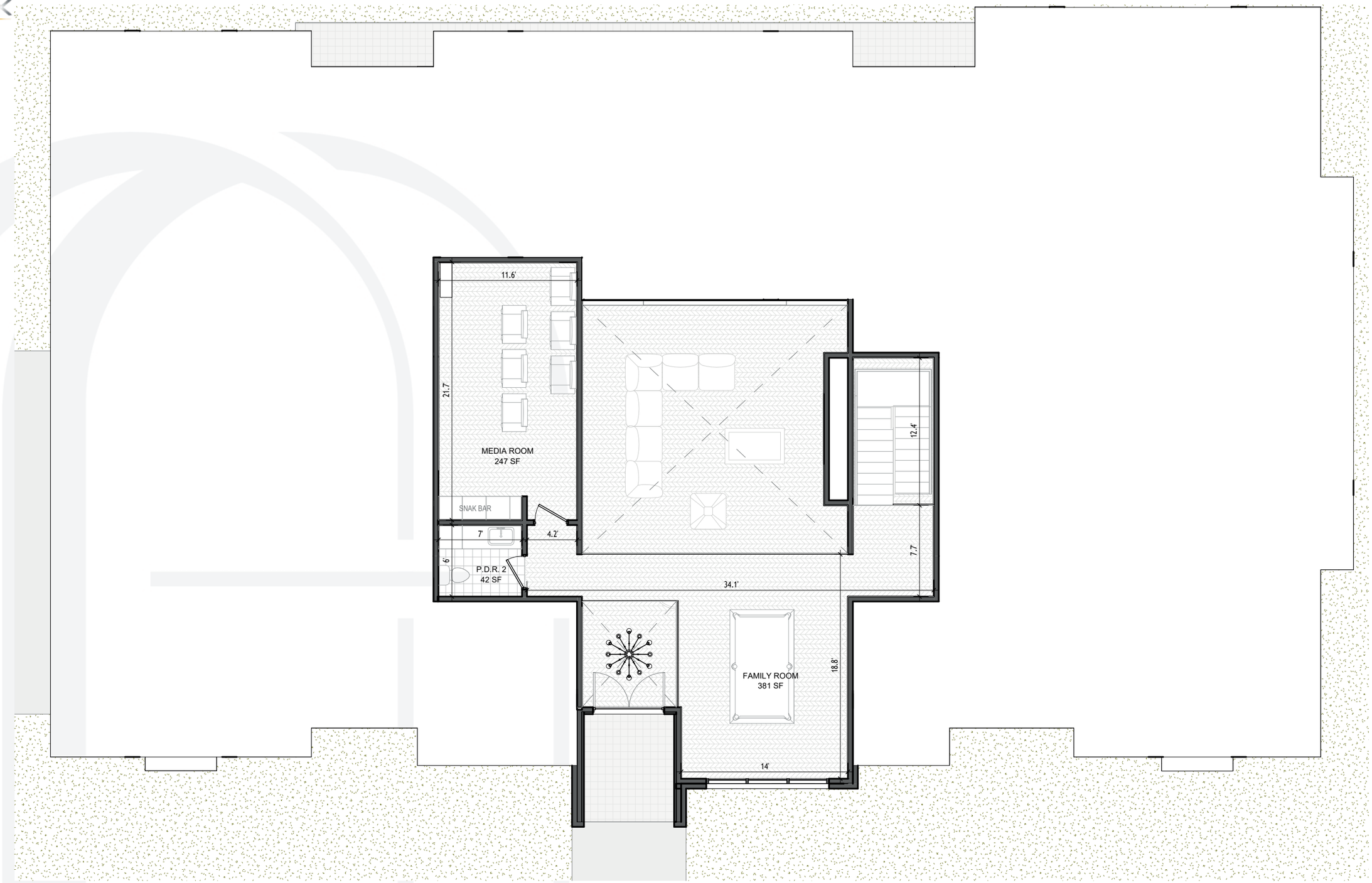
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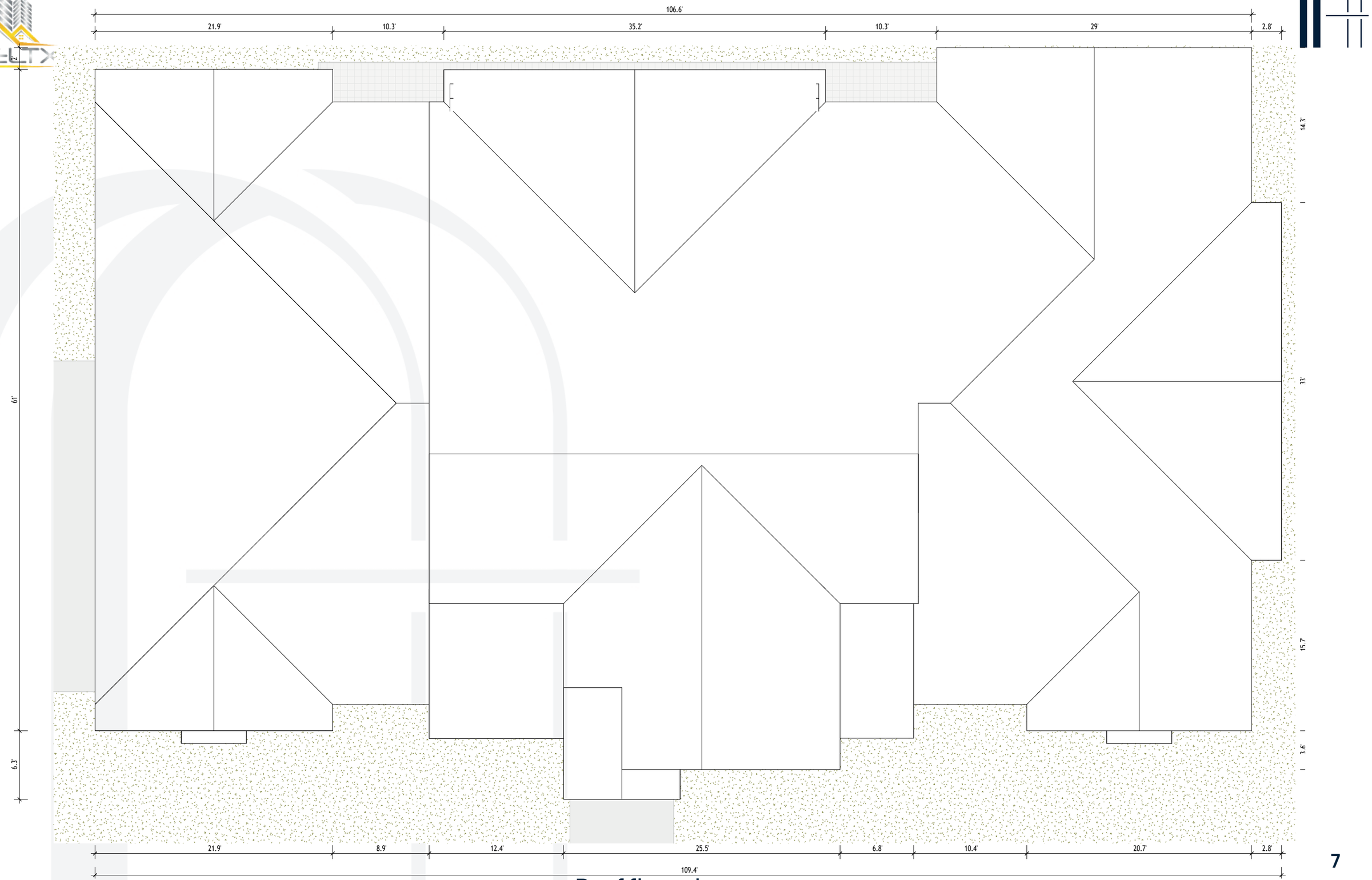

MAGNOLIA HOLLOW LLC
CALLED 2.867 AC
CF NO. 2022-030606
R.P.R.M.C.
60' PRIVATE ACCESS & DRAINAGE/UTILITY EASEMENT
CF NO. 2024006877 R.P.R.M.C.
Trinity Pines Drive
R=60.00'
D= 47°26'13"
L=49.68'
Ch=S26°18'26"E
48.27'
FOUND 5/8" IRON ROD
N87°24'42"E
327.97'
FOUND 5/8" IRON ROD
10' BUILD LINE & UTILITY ESMT
50' BUILDING LINE
5' DRAINAGE ESMT
20' UTILITY ESMT
(100' RIGHT OF WAY)
(Tx Dot Map R-1416-3-1 FEB. 22, 1960)
(CCF NO. 2007-032747 R.P.R.M.C.)
349.31'
40' TREE PRESERVATION EASEMENT
30' DRAINAGE ESMT
Lot
Block
412.36'
10' BUILD LINE & UTILITY ESMT
Lot 75
N2°35'18"W
S39°41'11"W
F.M. 1486
FOUND 5/8" IRON ROD
S87°24'42"W
70.00'
FOUND 5/8" IRON ROD
Lot 65
Lot 64
SCALE: 1" = 60'
DATE: 10/9/2024
N
ADDRESS:
7629 TRINITY PINES



Ground floor plan



First floor plan



Roof floor plan

Ground Floor Area

Room Name	Area
BATH 1	60 SF
BATH 2	53 SF
BATH 3	79 SF
BEDROOM 1	158 SF
BEDROOM 2	168 SF
BUTLER'S PANTRY	42 SF
DINING ROOM	170 SF
FOYER	151 SF
KITCHEN	340 SF
LAUNDRY ROOM	71 SF
LIVING RM	441 SF
MASTER BATHROOM	161 SF
MASTER BEDROOM	381 SF
MOTHER IN LAW SUITE	184 SF
MUD ROOM	76 SF
MULTIFUNCTIONAL ROOM	191 SF
P.D.R. 1	35 SF
PANTRY	80 SF
POOL BATH	59 SF
RETREAT	353 SF
STAIRCASE	77 SF
STUDY	178 SF
W.C.	31 SF
W.I.C.	273 SF
W.I.C. 1	42 SF
W.I.C. 2	37 SF
W.I.C. 3	52 SF

First Floor Area

Room Name	Area
FAMILY ROOM	381 SF
MEDIA ROOM	247 SF
P.D.R. 2	42 SF

Conditioned

Ground floor	**3’943 SF**
First floor	**670 SF**
	4’613 SF

Non-Conditioned

Ground floor	**704 SF**
First floor	**- SF**
	704 SF























LEVELTX

Thank you!

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