Park Square
49 Briar Hollow Lane #304

2 bedroom, 2 bathroom 1,740 sqft condo on the private side of the tower with two balconies and green, tree-line views

The 2 assigned parking spots (116 and 117) are on the 1st floor of the parking garage and are the 4th and 5th spots from the elevator bank. These coveted spots are one of the shortest distances from car to elevator in the building.

Building Amenities

• Building is equipped with a 500 gallon Rolls Royce diesel emergency generator AND an automatic transfer switch directly to Centerpoint. In the event of a failure with the state grid, power in the building is restored within 10 seconds
• Fitness center with equipment, LED lighting and new flooring
• Monthly HOA dues include: Cable, internet, water, sewer, trash and recycling
• Ample security and staff members
• Spa with Dry sauna room, indoor hot tub, lockers, and showers
• 24-hour concierge service – upon request the concierge will keep packages or place your mail and packages in unit while you're away
• 24/7 manned gated entry
• On-site maintenance team is available for maintaining the building, grounds, and small needs of owners
• Pool with updated sundeck, BBQ, and lounge seating for 6
• Fire pit patio with dining and seating near the pool
• Lighted tennis/pickleball court
• Private dog park/walk/play area
• Valet service for residents
• Library with large screen TV, game tables, kids library, books & magazines, and conversational areas
• Party room with a catering kitchen, wet bar with deep sink and ice maker (available for reservations)
• Ample visitor parking
• Assigned underground parking
• Electric car charging stations
• Complimentary bike storage
• Umbrella stations at the exits of the building for unexpected rainy days with available umbrellas for use
• Managers have access to an intercom system in case of an emergency
• 118 Condos total in the building that spans 22 floors
• The 3rd floor where 304 is located, is one of six condos on that level, 3 per wing
• Free storage areas in private rooms in the garage level (not climate controlled)
• Seasonal holiday decor
• Flood doors in the garage
• Pets must be approved by the Manager and no more than 20 pounds in weight and no taller than 15 inches in height at the shoulder in their mature size. Only dogs, cats, birds, and fish are permitted and no more than 2 cats, 2 birds, or 1 cat and 1 dog, but no more than one dog is permitted.
• Assessments: Elevator modernization (please see attached document) and there is discussion about the balconies, but no formal assessment is in place for the balconies.

Community

• Zoned to HISD schools: School at St George Place, Lanier Middle & Lamar High Schools
• Close proximity to Memorial Park, offering running, walking and cycling trails; home to the Memorial Golf Course, sports courts (including tennis courts and softball fields), and many community events
• Abundant nearby shopping at The Galleria, Highland Village, Uptown Park, and River Oaks District
• Conveniently located near Downtown Houston, Texas Medical Center, Post Oak, and more
• Close to some of Houston's membership- based clubs including The Houstonian Club, Houston Country Club, and The Briar Club

Condo Overview

9 foot ceilings
No carpet (only tile, concrete, and vinyl wood throughout)
Interior paint is Sherwin Williams Pure White
2 covered balconies with green, treelined views
LED lighting
Baseboards throughout the home
Private, green views from every room
All windows coverings/shades included
Geocool cooling and heating system (Summer 2018)
Bradford White water heater (Summer 2018)
100% waterproof Coretec flooring in the bedrooms, bathrooms, living, kitchen, dining, foyer, and office/breakfast room (2022/2023)

Kitchen (10x9)

Roll-outs in cabinets
Exhaust
Tiled backsplash
Built-in double trash can
Breakfast bar open to Dining and Living
Kitchen is open to the family room
Under cabinet lighting
Pots/pans drawers
All stainless steel appliances included in the sale of the home

- GE Microwave
- Bosch dishwasher
- Insinkerator
- Oversized sink with retractable faucet
- LG double oven
- LG range with 4 zones
- GE refrigerator/freezer with water dispenser (2022/2023)

Living Room (20x14)

Double doors lead to larger balcony looking over the creek with tree-line views
Modern LED lighting
Nook for bookshelf, desk, storage, or other décor

Dining Room (14x11)

Ample room for a round, rectangle, or square table with proper seating
Open to the Kitchen

Office/Breakfast/Flex Room (12x9)

Single-door balcony access

Primary bedroom (18x13)

Walk-in closet
Accessible doors
Modern LED lighting
En-suite bathroom
Proper space for a sitting area

Primary Bathroom (13x12)
Bathroom was remodeled in Summer of 2018 to make it handicapped accessible
Disabled access to shower, bathroom, and closet
Handicap bars present in shower/toilet area
Porcelain Kohler sink (2018) and toilet
Large granite countertops
Roll-outs to help with storage
Mirrored medicine cabinet
Custom cabinets and drawers
Tile floors with a slope to aide accessibility (Summer 2018)
Moen plumbing fixtures in the shower with an accessible hand shower (Summer 2018)
Primary closet (7x6) has adjustable shelving, hanging rods, and high storage

Secondary bedroom (14x11)
Green, treetop views looking over the creek
Wonderful natural light
Modern LED lighting

Secondary bathroom (11x6)
Kohler sink and toilet (2018)
Granite countertops
Mirrored medicine cabinet
Custom cabinets and drawers
Shower/tub combination with stone surround

Laundry/Utility Room (11x10)
Full-sized electric Whirlpool washer (October 2018) and dryer included
Roomy shelves for linens
Cabinetry for cleaning and other household items
Tile and concrete flooring
Extra space for storage

Foyer (10x7)
Doorbell
Wood door
Enclosed glass shelving (Summer 2018)

Balconies (15x6 and 9x6)
Two balconies with tile flooring
Glass and metal railing
Sliding glass doors
Treelined views

Elevator Modernization Assessment Approved

Posted: Thursday, July 30, 2026

Dear Park Square Owners,

We are pleased to announce that the 1.4 Million Special Assessment for the Elevator Modernization Project has **passed with 69% owner approval**.

The final vote tally is as follows: 99.07 total weight votes (Unit 101/102 not counted)

Total Vote: 90.02%

Votes Against: 20.704%

For Approval: 69.161% (overall total allocated interest meeting the governing document requirements for approval)

Approximately 10% of allocated interest did not vote

On behalf of the Board of Directors and Management, **thank you** to everyone who participated in the voting process. Your involvement and commitment to the future of our community are greatly appreciated.

With the approval of the assessment, the Association will now move forward with the elevator modernization project. This significant investment will improve the reliability, safety, and long-term performance of our elevators while reducing the frequent service interruptions our community has experienced.

Assessment Billing Information

Assessment statements will be mailed to all owners by August 1st.

The first assessment payment will be due on September 1st. Payment instructions will be sent soon.

Over the coming weeks, we will begin coordinating with Tejas Elevator Services and the project's consultants to finalize the project schedule and begin preparations for construction. As additional information becomes available, including anticipated timelines, project milestones, and any temporary impacts to elevator service, we will keep the community informed through regular updates.

We appreciate your patience and cooperation as we undertake this important improvement to Park Square. We are confident this project will provide lasting value to our community for many years to come.

Thank you again for your participation and continued support.

Sincerely,

The Board of Directors
Park Square Condominiums