

195 Flamingo Bay Dr. Missouri City, Texas 77459-4619



Detail-oriented Engineer Seller has selected high- end electronics for his home (too many to mention here): Centrally located built-in I-Pad media controller, Remotely controlled fireplace; Upstairs Media Room with complete Yamaha receiver and surround sound, Epson projector, electronic leather theater chairs, 100 inch screen. This home has also features a stunning kitchen w. large island (red leather bar stools remain), engineered wood floor throughout the downstairs, a 3-car garage finished with decorative epoxy flooring. This is a large, open, elegant home with large windows, lots of natural light, on a large wooded waterfront lot. Easy to show. Call for appointment today!

UPGRADES INCLUDED

➤ **FIRST FLOOR:**

- SOLID WOOD DOORS THROUGHOUT THE HOUSE
- “*HIDDEN*” KITCHEN SPICE RACKS BY STOVE TOP
- PANTRY WITH CUSTOM GLASS DOOR
- EXPANDED GRANITE KITCHEN ISLAND
- KITCHEN PENDANT LIGHTS (RED)
- FOUR LEATHER BAR STOOLS (RED)
- 220 VOLT RECEPTACLE FOR TANNING BED IN OFFICE CLOSET
- FLOOR DATA & POWER OUTLETS IN LIVING ROOM & OFFICE
- WIRELESS *HI-FI* SURROUND SOUND SYSTEM VIA WALL BUILT-IN IPAD

➤ **SECOND FLOOR:**

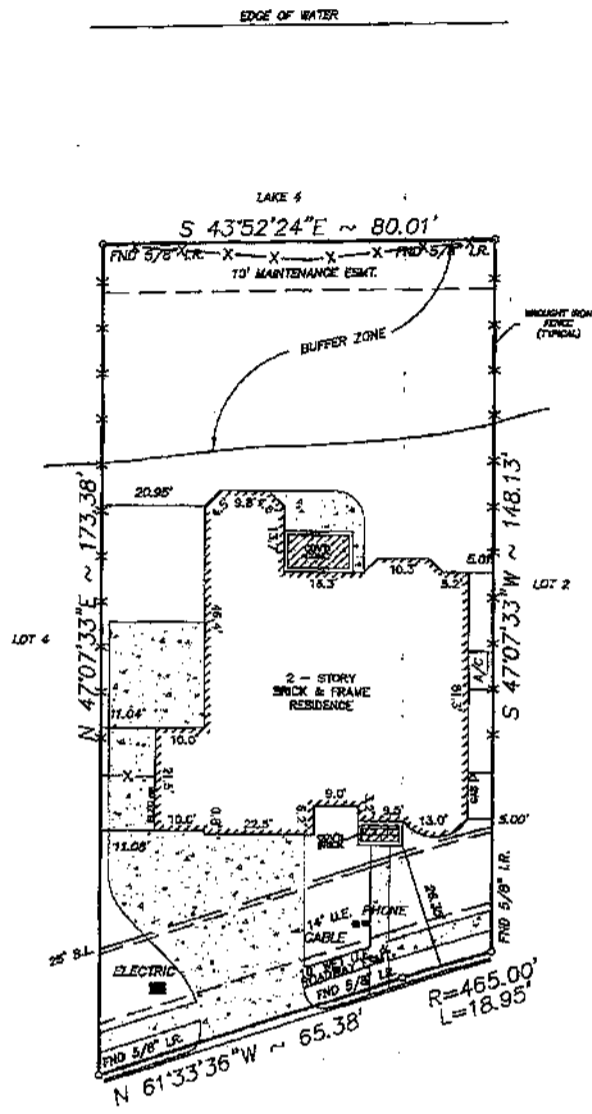
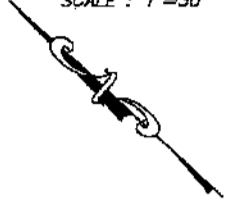
- COMPLETE MULTI-MEDIA ROOM PACKAGE
- LEATHER, ELECTRICAL THEATRE SEATING (6)
- SOUND BAFFLED DRAINAGE FROM UPSTAIRS
- COMPLETE INTERCOM SYSTEM TO COMMUNICATE WITH EACH FIRST OR SECOND FLOOR

➤ **GARAGE / OUTDOOR:**

- COMPLETE GARAGE TOOL CABINETS
- DECORATIVE EPOXY FLOORING

- CHRISTMAS OUTDOOR LIGHT PACKAGE
- FUTURE POOL PUMP AREA / 50 AMP ELECTRICAL SERVICE
- SERVICE PANEL FOR SHOP AREA / 100 AMP
- SHOP CONCRETE SLAB / 10 FOOT X 22 FOOT
- EXPANDED / STAMPED CONCRETE PATIO

SCALE : 1"=30'



195 FLAMINGO BAY DRIVE
(30' R.O.W.)

- NOTES:
- EASEMENT FOR INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING PAD MOUNTED TRANSFORMERS AND JUNCTION BOXES, RECORDED UNDER C.F.NO. 1999079129 OF THE O.P.R.O.F.B.C., TX.
 - EASEMENT FOR INGRESS & EGRESS FOR INSTALLATION, MAINTENANCE, REPAIRS AND REMOVAL OF PUBLIC UTILITIES, RECORDED UNDER VOL. 1355, PG. 709 OF THE O.P.R.O.F.B.C., TX.
 - OIL, GAS & MINERAL RIGHTS PER TITLE COMMITMENT.

MAP #48157C
COMMUNITY # 480304 PANEL # 0270J
DATE OF REVISION 01/03/1997
MINIMUM SLAB ELEV=66.0'
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

MV\FINALS\FILA-PROJ0502

Surveyed for TOLL BROTHERS INC.-HOUSTON DIV. OFFICE on 02/13/13
Showing Lot 3 Block 5 of FLAMINGO ISLAND AT LAKE OLYMPIA PARTIAL REPLAT
Section 2 in FORT BEND County Texas according to the Map or Plat recorded in PLAT NO. 20060026 of the PLAT records of FORT BEND County.

REVISIONS		
08/28/13	FINAL	CC
W.O. No. 116209		
G.F. No. 11012000452		

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.

Daniel W. Goodale

Buyer: ERIC A. FREYTAG
MICHELLE R. FREYTAG
Mortgage Co.: _____
Title Company: FIRST AMERICAN TITLE INSURANCE COMPANY



Hoffman Land Surveying, Ltd.,LLP
5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100

