

6 N. FLICKERING SUN CIR. THE WOODLANDS
77382

SUMMERLYN SUBDIVISION

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5° 39' 58"	625.00'	61.81'	30.93'	61.78'	N 28° 09' 32" W
C 2	0° 31' 20"	305.00'	2.78'	1.39'	2.78'	N 25° 35' 13" W
LINE	BEARING	DISTANCE				
L 1	S 28° 12' 52" E	31.50'				

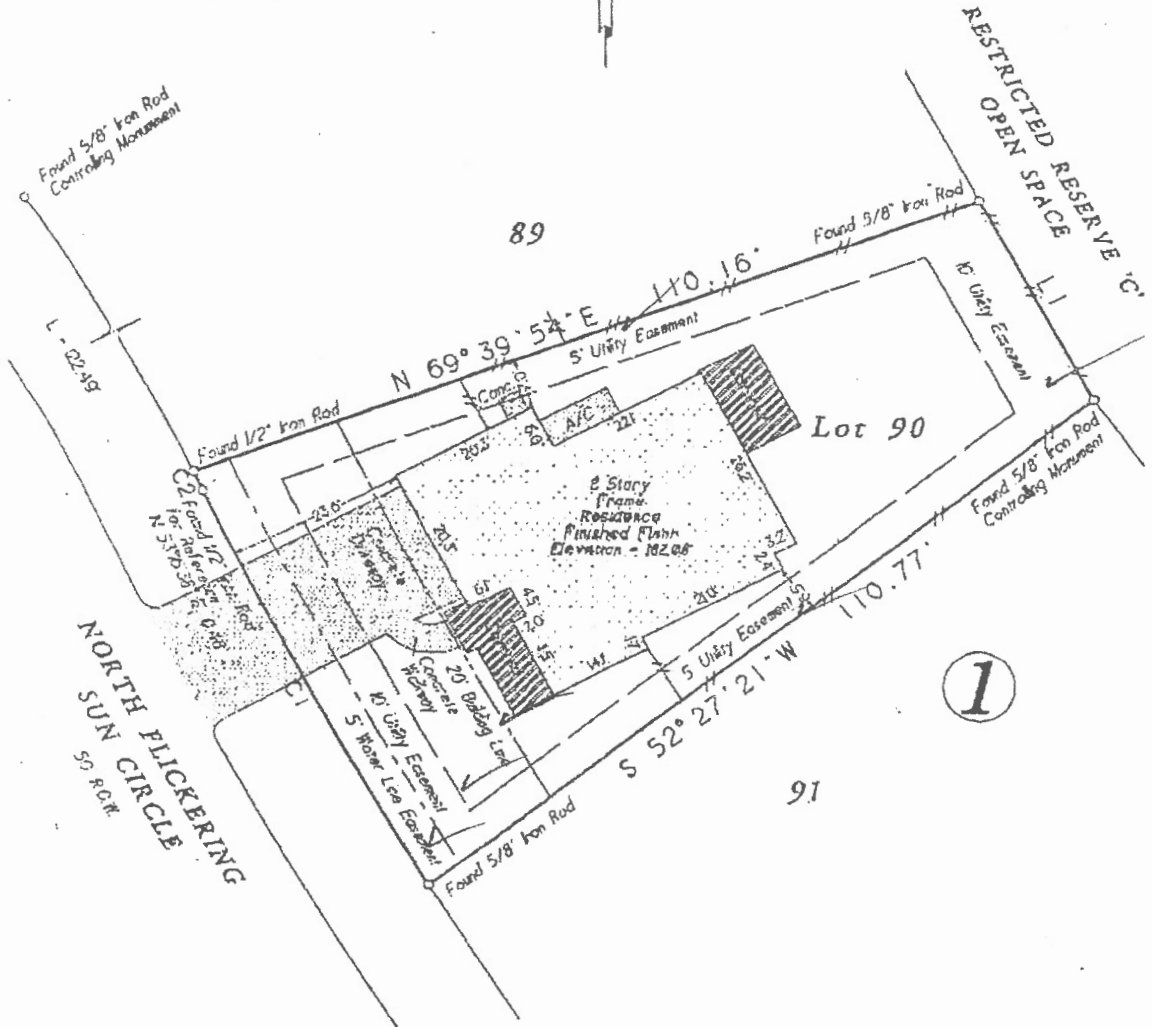
This property lies within ZONE X as SGALED from FEMA Map Panel Number 48339C0505-F, dated December 19, 1996.

SUBJECT TO LETTER OF MAP REVISION DATED JANUARY 22, 1997 AS SHOWN ON THE RECORDED PLAT.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

Notes:

1. Basis of bearings, Recorded Plat
2. Easements and building lines as shown are per the recorded plat and MCF Nolsl. 9348561 and 2001-099643, R.P.R.M.C.T.
3. May be subject to aerial easements per the recorded plat.
4. Elevations are based on a brass disc, stamped with an elevation of 1848.5 feet found in the Cul-de-Sac of Crisp Morning Court.
5. Subject to utility easements as described in instrument recorded in MCF Nolsl. 9340561 and 2001-099693, R.P.R.M.C.T.



Lot 90, in Block 1, of THE WOODLANDS, VILLAGE OF ALDEN BRIDGE, Section Ninety-Three (93), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet R, Sheet 14, of the Map Records of Montgomery County, Texas.

Case 02 2804	Case No. 2004-M-547894-C
Plat 9415	Scale 1" = 20'
3 North Flickering Sun Circle	Drawn By: ZK
The Woodlands, Texas	Plat 77382

C & C Surveying, Inc.

2124 F.M. 1418, Suite A, Magnolia, Texas 77354
 Phone: 281-259-4377 Metro: 281-356-5172



Certified To: American Title Company
 Client: Alan Phum and Lila Reyna

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE conforms to the TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, COMPLETE III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

Steven L. Crews
 Steven L. Crews R.P.L.S. # 4141

Unlike anything you've seen in The Woodlands before. *Retro-Americana* styles for those who want their home to be at least as hip and as well *designed* as the car they drive, the clothes they wear, and the places they shop. Summerlyn . . . is located just a stroll away from the *neighborhood park* and minutes from *Buckalew school*.

Stroll through and enjoy . . . this development features two-story plans in *Craftsman, Americana & Cottage style* architecture. Plans include three to four bedrooms, game rooms and study options, plus two-car attached garages.

The moment you enter a Life Forms neighborhood, you'll notice something is different from the other neighborhoods you've seen. The streets come alive with homes expressing their individual character, texture and color – as they enhance the natural surroundings, protecting the overall feel of the neighborhood. We also carefully study each homesite to determine the ideal home for it, taking into account its size, shape and orientation to maximize the yard space, views and privacy.

Inside, you'll notice the Life Forms difference as well. You'll discover how well all the rooms flow together, as well as how each room has been designed with respect to proportion, sunlight, view, orientation and furnishability. When you tour homes, closely examine the quality—the fit and finish—inside and out and compare it to others.

Bedrooms: 3 or 4

Baths: 2.5

Garage: 2

Built: 2002

Sq. Ft: 1948

Living: 15x14

Dining: 16x11

Kitchen: 13x11

Breakfast: 9x9

Master: 14x13

2nd Bdrm: 12x11

3rd Bdrm: 11x11

Gamerm: 16x14-
OR SMALL BEDROOM

- **Former Model Home—Still Shows Like One!**
- **Loaded with Upgrades & Optional Game Room!**
- **Beautifully Landscaped Yard, Private Setting, Covered Patio, No Homes or Road Behind!**
- **Upgraded Tile Floors, Frieze Carpet, Faux-glazed Cabinets, Corian Countertops, Island Kitchen, Stainless Steel Appliances, Gas Range!**
- **Awesome Master Bath w/Clawfoot Tub!**
- **2 System HVAC Option (low utility bills), Surround Sound, Sprinkler System, Much More!**

There's no mistaking it - the minute you enter Summerlyn . . . you'll know you're someplace special. The Retro-American architecture nestled within serene homesites creates a streetscape unique to the neighborhood - the signature of Life Forms homes. Summerlyn offers everything you are looking for - from the style and unrivaled character of the homes to the active lifestyle of The Woodlands.

Tucked away in a cozy pocket of The Village of Alden Bridge, Summerlyn is surrounded by nature reserves and only a short walk to neighborhood parks. You'll enjoy all of the seclusion The Woodlands has to offer with schools, shopping and daily conveniences just minutes away.

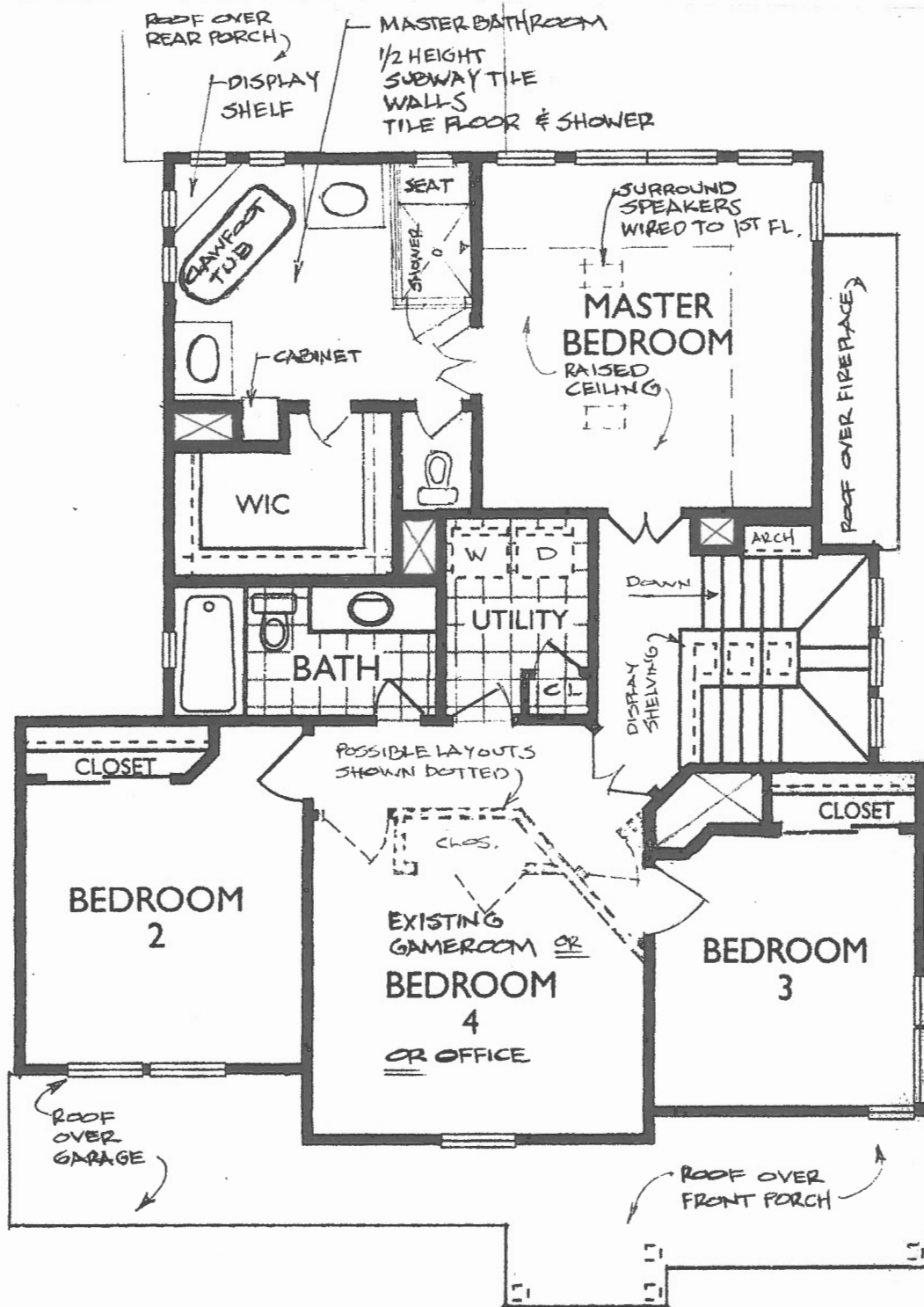
Your children will excel in the exemplary Conroe Independent School District beginning with Buckalew 2 miles up the road. They'll continue on to Junior High . . . McCullough

Then the high school campuses offer a large selection of clubs and electives, as well as successful athletic programs, advanced placement and college prep courses. All schools attended by Summerlyn area families have been rated among the highest in Texas.

Minutes away, Montgomery College and its University Center offer associate degrees as well as undergraduate and graduate courses leading to a number of bachelor's and master's degrees.

The convenient location and course times make it easy for everybody, working professionals and at-home moms included, to further their educations.

Just a bike ride away, families will find the Alden Bridge Shopping Center complete with all of the necessities including a grocery store, gas station, bank and a number of other specialty stores. The peaceful village center will provide convenience and plenty of shopping opportunities with the courtesy and service you deserve.



SECOND FLOOR

FEATURES:

- CLASSIC TURN OF THE CENTURY 'CRAFTSMAN' STYLE DESIGN & DETAILS.
- NO REAR NEIGHBORS - EXCEPT DEER & OTHER WILDLIFE - LISTEN FOR OWLS!
- QUIET NEIGHBORHOOD ABUTTING A 'RESERVE'.
- FRONT & REAR COVERED PORCHES.
- LOTS OF SHADE FOR 'LOW' ELEC, BILLS.
- LOW MAINT. YARDS W/ FULL SPRINKLER SYSTEM. NO NEED FOR MULCH - LET MOTHER NATURE DO HER THANG! VERY SMALL LAWN TO CUT. BLOW OFF THE YARD EACH WEEK, TRIM 1-2 X YEAR, SAVE \$500-2000/ YEAR ON MULCH COSTS.
- 7'x7' SHED TUCKED AWAY NICELY - INCLUDED.
- 1ST FLOOR IS FULLY TILED IN A BEAUTIFUL 'VERMONT SLATE' LOOK. LOW MAINT.
- 2 A/C UNITS FOR PROPER/BALANCED COVERAGE NO NEED TO ADJUST REGISTERS 2X/YEAR.
- RECESSED LIGHTING ON THE 1ST FLOOR.
- WIRED FOR SURROUND SOUND IN THE FAMILY ROOM (4 EXIST'G SPKRS.) & MBR (2 EXIST'G SPKRS.).
- CEILING FANS IN NEARLY EVERY MAJOR ROOM.

- WAINSCOTT TREATMENT IN THE D/R.
- BACKYARD LIGHTING.
- UPGRADED TOILETS IN THE MBR & 2ND BATH.
- GAS FIRED FIREPLACE, WATER HEATER, RANGE TOP, & DRYER CONNECTION.
- HERE'S YOUR CHANCE/EXCUSE/REASON TO PICK YOUR OWN INTERIOR COLORS.
- CUSTOM DETAILS I.E. HEAVY MANTLE, ARCHWAYS, RECESSES, WAINSCOTTING, ETC.
- GORGEOUS MASTER BATHROOM W/ CLAWFOOT TUB, 1/2 HEIGHT SUBWAY TILE WALLS, FULL TILE SHOWER & FLOOR.
- WASHER/DRYER & REFRIG. ARE INCLUDED.
- BEAUTIFUL OPEN KITCHEN DESIGN WITH BUTCHER BLOCK CENTER ISLAND & "MINT CONDITION" CABINETS.
- 2 CAR GARAGE.
- ROUGH SAWN COLUMNS WITH BRACKETS & 'WATER TABLE' DETAILING AT THE PORCHES.
- FRIEZE CARPET 2ND FLOOR.
- TAXES PRESENTLY \$1000-2500/YEAR LOWER THAN THE NEIGHBORS (DUE TO APPEALS).
- 2ND FLOOR LAUNDRY ROOM - NO HAULING UP/DOWN STAIRS.

- HIGHLY SOUGHT AFTER 'LIFEFORMS' DESIGN/NEIGHBORHOOD... NOT THE USUAL 'BUILDER'S' McMANSION LOOK.
- 2ND FLOOR GAMEROOM CAN BE CONVERTED TO A 4TH BEDROOM OR AN OFFICE BY ADDING A WALL, ETC.
- FAUX 'ROMAN SHADES' IN MANY ROOMS WITH WIDE SLAT BLINDS.
- GET YOURSELF AN ELEC. BLOWER & EDGER... & A PUSH MOWER & DO THE LOW MAINTENANCE SMALL YARDWORK YOURSELF... AND \$AVE \$500-1500/YEAR.
- NEW GARBAGE DISPOSAL & KITCHEN FAUCET UPGRADE INSTALLED.
- 5,187 SQ. FT. LOT $\frac{1}{2}$ 1948 SQ. FT. HOUSE
- BIKE/WALK PATH, GREENBELT (GREAT FOR DOGS!), PLAYGROUND RIGHT NEARBY!
- THIS NEIGHBORHOOD IS USUALLY 2-4 DEGREES COOLER DUE TO THE MASSIVE RESERVE AREAS SURROUNDING IT... A NATURAL COOLING EFFECT THAT \$AVE\$ \$ ON COOLING EXPENSES & WEAR/TEAR ON THE EQUIPMENT. THE SHADING FROM THE MATURE TREES COVERAGE HELPS, TOO!
- ONLY (1) PERSON HAS OCCUPIED THIS RESIDENCE FOR THE LAST 14 YEARS... AND HE ISN'T HERE 50% OF THE TIME, COMPARE THAT TO THE AVG. FAMILY OF 4 + PETS!