

**May 25, 2011**

Below is a list of the extensive amenities at Tejas Ranch.

**General – Main House**

Pella wood windows (casement style, aluminum clad)  
Upgraded crown and base moulding throughout the entire house (stain grade)  
Stain grade Plantation Shutters  
Rounded corners and custom texture on drywall  
Exposed wood beams  
Solid stain grade wood interior doors  
Vaulted ceilings  
Wrought iron interior railing on staircase and balcony  
Exterior Mosquito Mist System  
Outdoor fireplace and entertainment area (on top deck off master bedroom)

**Kitchen**

Custom-made cabinets  
Granite countertops (throughout entire house)  
Undermount sink (also throughout entire house)  
Tile floors with inlaid natural stone medallions  
Appliances – Jenn Aire  
Cabinet front dishwasher  
Cabinet front double refrigerator w/in-door ice and water  
Cabinet front ice maker  
Stainless steel four burner commercial grade gas cooktop with griddle  
Double stainless oven – top convection oven  
Built-in stainless microwave

**Garden room/enclosed patio**

Double insulated UV glass sliding doors  
Natural stone floors (slate) with in-laid murals  
Double interior doors

**Master Bedroom**

Connecting door to garden room/enclosed patio  
Vaulted ceilings, exposed beams  
Stone see-thru fireplace

**Master Bath**

Granite counter tops  
Natural stone floors w/in-laid granite medallions  
Custom cabinets, furniture style w/built in vanity  
Two undermount sinks  
Double entry doors  
Stone see-thru (into master) fireplace

**Shower**

Seamless glass surround

Natural stone interior tile walls

Granite bench and floors

Granite shelf

5 head shower (Hansgrohi) fixtures w/3 body jets, 1 handheld unit and 1 fixed unit

3 volume controls

1 central temperature control

Steam generator w/interior and exterior control units

Jacuzzi Tub 6 jet with power setting and optional air

Custom toilet

Vaulted ceilings

**Master closet**

Custom built-in cabinetry

Hidden, built-in foundation floor safe

**Half Bath**

Custom furniture style cabinetry

Granite countertops

Undermount sink

Custom toilet

**Living room**

Vaulted ceilings and exposed beams

In wall salt water aquarium

**Study**

Custom, built-in cabinets

Woodwork and shelf and upper shelving

Gun safe

Double entry doors

Double exterior doors

Stone fireplace

**Utility room**

Granite countertops

Undermount stainless sink

Custom cabinets

Entry into aquarium equipment room

Interior pool control unit

**Garage**

Custom Gladiator Garageworks floors by WhirlPool

Walls are Gladiator Gridwall System (floor to ceiling)

Crown moulding, base boards

Wood exterior garage doors (power w/key pad)  
Built-in garage vacuum

**Guest House – Approx. 2,800 Sq. Ft.**

**(Downstairs)**

Gym & Cardio room  
Weight room with tanning bed (equipment not included)  
All mirrored walls  
Separate A/C zone control  
Cedar ceilings  
Gym mat floors (in gym/cardio room)  
Exposed beams

**Shop (Downstairs)**

A/C separate zone control  
Exposed commercial grad ducting  
Gladiator Garage Works Grid Wall & Cabinets  
Cedar ceilings  
Patterned concrete entry  
Wood garage door (power w/key pad)  
Separate utility room  
4-wheeler covered parking area  
Cobblestone floors  
Cedar ceiling  
Exposed beams

**Guest House Upstairs**

Deck is Choice Deck w/stainless screws  
Tongue and groove, pine, wood floors  
Tongue and groove, pine, wood ceilings  
Exposed, massive, fur beams with metal brackets and bolts (timber frame construction)  
Claw foot bathtub and Pull chain toilet  
Solid wood custom-made interior doors with antler handles and metal accents  
All interior walls are cedar, stucco, or stone  
Entire building is on A/C zone controls  
Exterior Mosquito Mist System along stairway

**Pool and Deck Area**

Raised spa  
Natural stone exterior  
Raised 3+ ft  
6 jets  
Center fountain  
2 waterfalls  
Airblower  
Spa side controls

Negative edge/vanished edge overlooking pond  
Multiple rotating color option  
Care Taker Floor System  
Separate propane tank for heater  
Stone constructed pool equipment room  
Pool side elevated bar with 3 underwater bar stools  
Beach entryway  
Lagoon style diving pool with diving board  
Pebble tech plaster  
Natural rock coping  
Built-in boulders  
Stamped concrete decking  
Exterior shower and foot wash  
Split rail fencing  
Stone retaining walls  
Wrought iron gate  
Established flower beds  
Mosquito Mister System (there are 3 separate systems)  
Retaining wall behind house with huge boulders  
Large waterfall behind house  
Deck behind house  
Split rail fencing around ranch with wrought iron gates  
Dog pen and chicken coop  
Little bridge in woods behind house  
Outdoor lighting  
Underground pipe system and coordinating water features  
Pump system at bridge

**10 Acres Next To Main House (South of Main House and Guest House)**

1200 sq. ft. guest/housekeeper quarters/office/horse barn  
Metal roof, steel framing with full stone exterior  
3 horse stalls, stove, oven, a/c, office, bathroom  
Venetian Pavestone flooring in barn common areas.  
Pipe corral, no climb horse fence  
Sprinkler system – heads and lines installed around pond  
Trophy bass pond w/ underwater fish habitat  
Sprinkler heads and line installed around pond  
Deck on pond with treated lumber, stainless screws and bench  
Padsite already built to build your dream home  
Game fence\*  
Improved coastal pasture  
Large tree including oaks, elms, pecans, cottonwood, cypress, etc.  
Additional septic system – used by motorhome and fifth wheel stored at ranch  
2 RV hookups  
Water meter, electric and 2 phone lines already in place

**\*Note on fencing:** 8 foot steel pipe exterior game fence with solid lock wire around perimeter of property and along border of creek. Cross fencing on 10 acre tracts include “no climb” horse fence and 8 pipe gates.

### **69 Acres Across Sister Grove Creek**

Large steel bridge with floral canopy across creek

Home/Hanger site already built to build your dream home

Steel frame, stone ranchhand quarters

Steel frame, stone horse/livestock shed

Paved road access to CR509 at east side (about ¼ mile to 121)

Improved coastal pasture

Large trees including oaks, elms, pecans, cottonwood, cypress, etc.

1 ton deer feeder

Exotic game including Axis Deer (Asia), Fallow Deer (Europe), Auodad Rams (Africa), Red Stag (Yugoslavia), Black Buck Antelope (India), Zebra, Wildebeest, Oryx, Elk, and more. **(animals not included in price of ranch)**

Miscellaneous boulders throughout ranch

Sister Grove Creek Flows through the property year-round. Great fishing (Large Mouth Bass, Small Mouth Bass, Catfish, Bluegill/Perch and a great Sand Bass Run. Also great canoeing directly to Lake Lavon (Tributary From Lake Texoma)

**Renovations completed the past 12-18 months: \$1-\$1.5 Million in improvements.**

### **Main House**

All New Wood Floors (\$100,000)

All new interior stone (\$20,000)

5 new chandeliers

Custom closet / safe room off master bedroom (\$35,000)

New plumbing fixtures

New stone tile in shower

Interior paint

Fountain in garden room

Custom iron work on 5 fire places

Two new mantles

Custom iron work on fish tank and art niches

Iron work on mantles and gas cocks and hooks for fire set

Granite counters in closet

Mirrors in closet and bathroom

Additional Gladiator garage items (wall and wall units)

Phone and electrical upgrades

Trim upgrades

Outdoor patio w/ fireplace overlooking pond (\$20,000)

## **Guest House**

- Ceiling over restroom and closet
- Extra trim
- Custom handles and door stops
- Phone and electrical up grades
- Water fountain
- Plumbing upgrades
- Shop floor Gladiator tile & additional cabinets
- RO unit installed with 450 gallon salt water aquarium (this will not convey)
- Framing upgrades to support fish tank

## **Exterior**

- Firepit and stone walkway – north side of main home
- New main entrance automated gate (at Wild Rose Lane Entrance)
- Two new zip lines
- Stair case hand rail
- New bridge over small creek
- Redo small existing bridge over small creek
- Dredge pond behind main house
- Stone flower beds at entry and office
- Additional stone boulders in landscaping
- Exterior paint
- Extensive fence improvements
- Hot tub up grades on jets
- Metal gate up grades
- Two cell phone boosters on ranch
- New pump at bridge
- New sod planted
- 50 acres of plow, plant, and fertilize
- Plumbing upgrades on exterior water controls for ponds and irrigation
- Redo hen house
- Stone wash outs added to all culverts
- Erosion control added to four spots on sister grove creek
- Retaining wall added to sister grove creek
- Framing upgrades to deck
- Water feature above deck
- Waterfall/stream built north of house w/pump

## **Horse barn and Maid Quarters**

- Complete interior remodel on living quarters (\$25,000)
- New Venetian pavestone flooring in barn common area
- Interior paint and stain in stalls
- Water trough with underground pipes
- Exterior flood lights and entry lights
- Interior shop light up grades
- Extra hose bibs run to each stall

Fence work on coral  
New gravel on drive and RV parking area

All stone on entire ranch was tuck pointed, cleaned, and sealed with 5 year sealer

**Additional Land**

Purchase of 25 additional acres in July, 2009

**Runway, Lake & Recreation Area**

Construction of 2400' runway  
Construction of 10-12 acre lake, docks, waterfall, volleyball court,  
shuffleboard courts, horseshoe pits and trap shooting stations  
Construction of additional pond south of lake  
Preparation of site for home/hanger  
New entrance gates at SH 121 & CR 509  
Road cut from CR 509 to future homesite

**Exotic Animals:** Exotic games animals were not included in the price. However, the seller would sell them at an additional cost. This would help the new owner keep the ag exemption in place.