

10/15/09

Below is a list of the extensive amenities at Tejas Ranch. After the general list of amenities is a list of recent renovations – the seller has spent over \$1 million in improvements within the past 12 months.

General – Main House, Approx. 4,000 Sq. Ft.

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 dry wall
Exposed wood beams
Solid stain grade wood interior doors
Vaulted ceilings
Wrought iron interior railing on staircase and balcony
Exterior Mosquito Mist System
New 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 aquarium (new salt water aquarium just installed 9/1/07)

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 – 3,000 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
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. maid quarters/office/horse barn
Metal roof, steel framing with full stone exterior
3 horse stalls, stove, oven, a/c, office, bathroom
New Venetian Pavestone flooring in barn common areas.
Pipe corral, no climb horse fence
Sprinkler system – heads and lines installed around pond
Trophy bass bond
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
Padsite 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.
Duck berm with floodable duck habitat and 2 duck blinds
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 much more.
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 months – over \$1 Million in improvements.

Main House

- All New Wood Floor
- All new stone
- Custom salt water aquarium
- 5 new chandeliers
- Closet / safe room project
- New plumbing fixtures
- New stone tile in shower
- Interior paint
- Fountain in garden room
- Custom iron work and 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 in closet
- Mirrors in closet and bathroom
- Additional gladiator garage items
- Phone and electrical upgrades
- Trim upgrades

Guest House

- Ceiling over restroom and closet
- Extra trim
- Custom handles and door stops
- Phone and electrical up grades
- Water fountain
- Plumbing up grades
- Shop floor Gladiator tile
- RO unit installed with 450 gallon salt water aquarium
- Framing upgrades to support fish tank

Exterior

- Firepit and stone walk way – north side of main home
- Two new zip lines
- Stair case hand rail
- New bridge over small creek
- Re doo small existing bridge over small creek

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
Re do hen house
Stone wash outs added to all culverts
Erosion control add to four spots on sister grove creek
Retaining wall added to sister grove creek
Framing upgrades to deck

Horse barn and Maid Quarters

Complete interior remodel on living quarters
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, Hanger, Lake (Estimated Completion Nov. 2009)

Construction of 2300' runway
Construction of hanger
Construction of 8 acre lake