**Exhibit A**

**Main House**

* 2 Story home built 1988
* Exterior
  + 4 sides brick
  + Circular Drive
  + Professionally Landscaped
  + Concrete tile roof
  + Game fenced
  + House well 275' deep and never gone dry
* Total square footage is 4657 per Hays County Appraisal District
  + First Floor = 2900'
  + Second Floor (Master Suite) = 1418'
  + Basement (Storage) = 339'
* Full functioning Elevator
* 2 Bedrooms
  + Guest Bedroom with Bay Window is approximately 14' x 14'
  + Master Suite encompasses 2nd floor approximately 21' x 18'
    - Fireplace
    - Build-ins Massive windows with fabulous views of the Texas Hill Country
    - Cathedral Ceilings
    - Walk around master closet with built-ins galore
    - Built-in dressers approximately 14' x 18'
    - Dressing and Vanity area is approximately 22' x 24'
    - Exercise area approximately 9' x 20'
    - External access to Atrium & Hot Tub area
    - Hidden safe room
    - Includes Walk-in Shower
    - Jacuzzi Garden Tub
* Kitchen is approximately 18.5' x 25.5' plus 16' x 7' for approximately 584'
  + Walk-in cooler/wine and cheese cooler in the kitchen is approximately 4' x 6'
  + Gas cook top
  + Electric cook top
  + Built-in Microwave with down draft
  + Built-in Oven
  + Subzero refrigerator
  + Walk-in Pantry
  + Breakfast area
  + View into Atrium
* Atrium is approximately 22' x24' and 20' at the highest peak
  + Double pane reflective commercial grade glass
  + Hot tub with waterfall
* Patio next to Atrium with an outdoor fireplace
* Dining room area is approximately 14' x 14'
* Living room area is approximately 19' x 18' plus 30'
  + Media portion of Living room 8' x 10'
  + Massive Fireplace
  + Cathedral ceilings
* Foyer 8' x 8' with cathedral ceilings and marble entry way
* 3 A/C units
  + One in the master suite
  + One in the living area
  + One in the atrium
* Study is approximately 19.5' x 12
  + Beautiful solid cherry wood built-ins
* Basement is approximately 340 square feet
  + Used for food storage
  + Misc. storage area
  + French drain under the basement with a sump pump
* Laundry room is approximately 11' x 7'
  + Sink
  + Exterior door
  + Connects to craft room
* Craft room is approximately 7' x 9'
  + Built-ins
  + Half bath with large sink
* Miscellaneous
  + 3 car oversized garage with storage room
  + Wired for extensive security system
  + Gate entry – electronic and controlled by phone
  + 3 patios
  + Standard septic system

**Barn**

* Loft for hay storage
* Conveyor hay loader
* 3 Bay
* Partial cement flooring
* Solid construction

**Caretaker House**

* Standard septic system
* Currently used for storage
* Approximately 750 square feet
* Well at caretaker house is capped

**RV Garage**

* All RV hook ups
* Standard septic system
* 3 regular size bay
* 1 coach bay approximately 18' to 20' in height
* Wired for 220

**Greenhouses**

* Commercial greenhouse heated and cooled – approximately 24' x 45'
* Custom stucco commercial greenhouse heated approximately 36' x 21'
* 2 smaller greenhouses
* Large potting area in rear of RV garage

**Chicken Coop**

* Enclosed
* Fenced and underground fenced 18” with steel studs
* Fenced yard

**Pool House/Guest House**

* Approximately 600 square feet and 50,000 gallons
* Equipment replaced within the past year
* Full kitchen
* Full ¾ bath
* Living room
* Loft with bedroom
* Cover deck around pool
* Balcony Decking
* Well is approximately 250'
* Pool built in 1982
* Game fenced

**Miscellaneous**

* 1000 square feet game fenced garden area with tool shed
* Smoke house/barn
* Entire Property fenced and cross fenced
* Covered corral expanded and attached to barn
* 3 septic systems
* 3 wells
* Natural Bermuda
* Cave on property