**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