

Ranch Improvements

- Pool
 - Enlarge pool - added sun shelf and seven individually controlled bubblers
 - Added waterfall feature
 - Made of granite from property inspired by front property wall
 - Relocate and replace all pool equipment (Wi-Fi enabled)
 - Pentair system
 - Heater and chiller
 - Floor cleaner system
 - Added dedicated 1,000 gallon propane tank for pool heater and backyard firepit and outdoor kitchen
 - Complete tear out and new layout for pool deck area, stamped concrete, all new drainage (French drains)
 - Added dedicated 200 amp service panel for pool and patio area
- Backyard
 - Added hot tub with dedicated circuit, WindRiver custom built to withstand extreme temperatures
 - Complete tear out and replace of backyard grass and beds
 - New sprinkler heads and control unit (control unit for front and back, Wi-Fi enabled), 16 station RainBird system
 - New lighting (Wi-Fi enabled)
 - Added dual outdoor showers with dedicated water heater, solid wood pergola enclosure, all new drainage (French drains)
 - Added outdoor kitchen with granite counter tops, dual refrigerators, storage, built-in grill, side burner with wok attachment (all outdoor kitchen units are stainless steel)
 - 18ft Propane Fire feature and separate 36" Propane Firepit for entertaining
 - Enclosed backyard fencing and new gates
- Kennel building (completely new build)
 - 900 sq ft steel building with slab foundation
 - HVAC – Daikin mini-split system
 - 60 amp subpanel
 - Two layers of insulation – 2" closed cell spray insulation and R-13 batting insulation

- 4 indoor dog runs 7'x7'
 - 4 outdoor dog runs 7'x20'
 - Pine tongue and groove ceiling
 - Ring cameras for remote pet monitoring
- Front yard
 - New sprinkler heads
 - New rock lined beds with crushed limestone
- Front Gate
 - Added electrical outlets
 - Added Ring Security cameras and Main Gate Intercom
 - New rock beds and plants
 - Added dual flag poles (US and Texas)
 - Added Wi-Fi with ViaSat account for cameras
 - Complete replacement of gate control and electronics
- On-Property Well Service
 - New pump and electronics on Main Ranch Well (2" line)
 - New solar pump (1" line) and electronics for field troughs (quantity 3)
- New electrical line from lodge main panel to shop subpanel, and re-wired line from shop to well subpanel
- Added constant pressure tank for house – 10,000 gallon
- Added whole house 3 stage water filter
- Added RO system for kitchen
- Complete replacement of all gas lines in lodge units
- 3 RV power hookups at lodge, 1 RV cleanout at lodge, and 1 hot/cold water connection for RV at lodge
- New Daikin HVAC main house (2 units) with new air handlers
 - Wi-Fi enabled
 - Upgraded air returns
 - New “smart home” thermostats
- Two new 50-gallon hot water heaters for main house. Primary suite and kitchen unit has 25 gallon pre-heater installed. Both water heaters are WiFi enabled for remote operation.

- 12-Station Ring Camera Security System throughout the Ranch