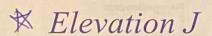


Elevation H



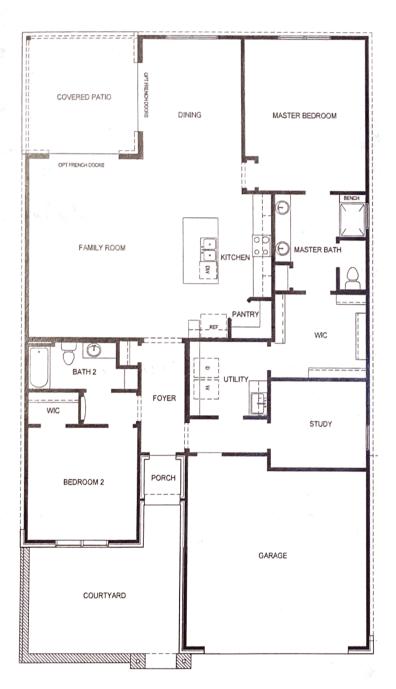


Elevation I









FIRST FLOOR PLAN





Wellspring at Tamarron

katy, Takas 77407

Interior Features

- Wider doorways for Accessibility
- Cable and telephone wiring Master Bedroom, Family Room, Study and Bedroom 2
- 18" Ceramic tile flooring at Entry, Family/Living/Dining/Hall to Bedrooms First Floor (per plan), Utility, Kitchen/Breakfast and Bathrooms
- Rounded Sheetrock at 90 degree corners
- Interior Raised Panel Colonist doors throughout
- Cultured Marble vanity top with Double Sinks in Master Bath
- Oversized Walk-In Master Shower with seat
- Elongated commodes in all baths
- Pedestal sink in Powder Room
- Smoke detectors with carbon monoxide sensor in common areas
- Wood shelving in all closets, pantry and utility room
- Ceiling fans in Master Bedroom, Family Room, Study and Bedroom 2
- Moen® lifetime finish warranty plumbing fixtures and bath hardware throughout
- Matching kitchen and vanity cabinets
- Kwikset® satin nickel interior & exterior door hardware
- Home security system with one trimmed keypad
- Garage door opener
- Dorian Lever interior door hardware
- Electrical Package including surge protection, decora rocker switches, under cabinet outlets & under cabinet lighting
- Single medicine cabinet in the Master Bath

Kitchen Features

- Stainless Steel Frigidaire® appliances (microwave, dishwasher & gas range)
- 42" cabinets with crown moulding
- Granite countertops with straight edge
- Offset ceramic tile backsplash
- Stainless steel undermount kitchen sink with garbage disposal
- Moen® stainless steel pull-out faucet
- DuPure® drinking water filtration system
- Ice maker connection for refrigerator

Exterior Features

- Landscape package including full yard sod (front/back)
- Covered Patio with Fan(s) per plan
- Full Yard Irrigation System
- 3 sides brick 1st floor
- Fully fenced rear yard with gate
- Cast stone address plaque
- Mahogany wood front door with glass insert
- 8' Fiberglass ½ Lite Back Door or sliding glass patio door
- Divided lite windows on front elevation
- 2 Front coach lamps
- IKO® Limited Lifetime Shingles

Construction & Energy Features

- Rinnai® tankless gas water heater (per location)
- High-efficiency 16 SEER Carrier® air conditioning system with programmable thermostat and mechanical air ventilation
- HERS (Home Energy Rating System) Index
- Uponor® PEX Water Delivery System
- LP Tech Shield® Radiant Barrier Roof
- Third party quality inspections throughout construction process
- 10 Year Homebuyer's Warranty
- 2 Year Mechanical Warranty
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- Fully sheetrocked and painted garage
- Engineered post tension foundation
- Bora-Care® application to protect building materials against wood destroying insects
- Double pane, Low-E, vinyl windows
- Blocking in Bathrooms for future grab bars
- Ramp Access at Garage Entry

- Wellspring at Tamarron - 2903 | Karloo Walk Court, Katv. TX 77494 - drhorton.com/houston

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WELLSPRING AT TAMARRON

| County, City, Zip | Fort Bend County, Katy, Texas 77494 |
|-------------------------|--|
| MUD District | Fort Bend County MUD #182 & #188 |
| HOA | Tamarron Homeowners Association |
| HOA Website | https://tamarronhoa.nabrnetwork.com |
| Management Company | Inframark Community Manager: Alicia Newby Customer Care: (281) 870-0585 www.inframark.com |
| HOA Annual Dues | \$1,950 (Gated section; Includes front yard maintenance ONLY) |
| Transfer Fee | \$225 |
| Cap Fee | \$1,950 |
| School District/Schools | LAMAR CONSOLIDATED ISD Lindsey Elementary (K-5) Roberts Middle (6) Leaman Junior High (7-8) Churchill Fulshear High (9-12) |
| County Tax Rate | 1.880 |
| MUD Tax Rate | 1.30 |
| Total Tax Rate | 3.180 |
| Gas Provider | Si Energy – (281) 778-6250 |
| Electric Provider | www.powertochoose.com |
| Phone/Cable TV Provider | Comcast – (800) 266-2278 Consolidated Communications – (800) 449-7283 |
| Water/Trash | Fort Bend County MUD #182 & #188/Si Enviro – (832) 490- 1600 Texas Pride – (281) 342-8178 |
| Post Office | 1331 Pin Oak Drive Katy, Texas 77494 (Bring copy of HUD statement, survey & picture ID) |
| Lawn Maintenance | Blue Grass Maintenance: Mark Janik - (281) 202-9609 |

Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only and a representation of warranty that the information is correct. The companies, providers, schools, rates, and fees listed above are outside of D.R. Horton's control and are subject to change at any time. 02/25/2020

