

Description of property at  
17190 Grant Road  
Cypress, TX 77429

1/16/2020

## 1 General information

1.1 Approximately 12 acres

1.2 Frontage on Grant Road

1.2.1 x ft

1.2.2 3 entrances

*1.2.2.1 Main Home entrance*

*1.2.2.2 Main office/Equestrian entrance*

*1.2.2.3 Pasture entrance ( west end of property)*

1.2.3 Outside 500 year flood plain (<https://www.harriscountyfemt.org/# 1/15/20>)

1.2.4 Property is flat and drains towards Grant road

1.3 Dates

1.3.1 Home built in 1996

1.3.2 First barn in

1.3.3 Current owners purchased property in October 2006

1.3.4 Office built in 2007

1.3.5 New barn built in 2008 as well as enclosing large storage shed and adding concrete floor

1.3.6 Covered arena built in 2016

## 2 Main house

2.1 Rooms

2.1.1 ground floor

*2.1.1.1 Front entry hall*

2.1.1.1.1 Double front door with glass above to full height on entrance

2.1.1.1.2 18' ceiling with forged iron candelabra

2.1.1.1.3 Tile floor

2.1.1.1.4 Main staircase to second floor

2.1.1.1.4.1 Forged iron work on stairway as well as along second floor

2.1.1.1.4.2 Wood Treads, match upstairs hallway

2.1.1.1.5 Access to formal living and formal dining, main family room, guest 1/2 bath and library as well as back entry hall way

*2.1.1.2 Back entry hall*

2.1.1.2.1 16 x 7, 9' ceiling

2.1.1.2.2 Back door, ADT key pad

2.1.1.2.3 Tile flooring

*2.1.1.3 Formal Dining area*

2.1.1.3.1 14x14', 9' ceiling

- 2.1.1.3.2 Wood flooring
- 2.1.1.3.3 Overhead lighting, 3 windows, plantation wood shutters
- 2.1.1.4 *Formal Living room*
  - 2.1.1.4.1 14x14', 9" ceiling
  - 2.1.1.4.2 Wood flooring
  - 2.1.1.4.3 Overhead lighting, 3 windows, plantation wood shutters
- 2.1.1.5 *Library*
  - 2.1.1.5.1 13x12, 11' ceiling
  - 2.1.1.5.2 Wood flooring
  - 2.1.1.5.3 3 windows, wood shutters, overhead fan and light
- 2.1.1.6 *Kitchen*
  - 2.1.1.6.1 15' x 15'. 9' ceiling
  - 2.1.1.6.2 Granite countertops, center island
  - 2.1.1.6.3 Center Island ( 8' x 3.5')
    - 2.1.1.6.3.1 Large areas for storage (drawers and cabinets)
    - 2.1.1.6.3.2 Granite countertop
  - 2.1.1.6.4 Bar/Dining counter top ( granite) seating for 5 or 6
  - 2.1.1.6.5 Appliances
    - 2.1.1.6.5.1 Viking 6 burner gas cook top, on island
    - 2.1.1.6.5.2 Viking extractor, vents outside the house, on island
    - 2.1.1.6.5.3 Microwave oven, part of island
    - 2.1.1.6.5.4 Built in refrigerator/freezer , double doors, ice maker
    - 2.1.1.6.5.5 Double electric ovens, Maytag ( 3 years old)
    - 2.1.1.6.5.6 Large double sink with garbage disposal
    - 2.1.1.6.5.7 Dishwasher
  - 2.1.1.6.6 Lighting
    - 2.1.1.6.6.1 4 circuits
      - 2.1.1.6.6.1.1 *Main area, dimmer*
      - 2.1.1.6.6.1.2 *Sink, dimmer*
      - 2.1.1.6.6.1.3 *Under cabinet*
      - 2.1.1.6.6.1.4 *Bar, dimmer*
    - 2.1.1.6.6.2 One large window above sink
  - 2.1.1.6.7 Flooring, tile
- 2.1.1.7 *Dining area*
  - 2.1.1.7.1 12 x 14", 9' ceiling
  - 2.1.1.7.2 Tile flooring
  - 2.1.1.7.3 Candelabra with dimmer
  - 2.1.1.7.4 Back door, 5 windows
- 2.1.1.8 *Family room*

- 2.1.1.8.1 25 x 16', 11' Tray ceiling
- 2.1.1.8.2 Tile flooring
- 2.1.1.8.3 French doors an 2 large windows to back yard
- 2.1.1.8.4 Gas fireplace
- 2.1.1.8.5 Lighting/fan
  - 2.1.1.8.5.1 Recessed lights with dimmer
  - 2.1.1.8.5.2 Fireplace/ Mantel lighting, dimmer
  - 2.1.1.8.5.3 Large central fan
- 2.1.1.9 *1/2 bath*
  - 2.1.1.9.1 4' x 6', 9'ceiling
  - 2.1.1.9.2 Recessed lighting with dimmer, extractor
  - 2.1.1.9.3 Tile flooring
- 2.1.1.10 *Guest closet*
  - 2.1.1.10.1 Coat rack and shelf
  - 2.1.1.10.2 Tile flooring
- 2.1.1.11 *Master suite*
  - 2.1.1.11.1 Bedroom
    - 2.1.1.11.1.1 15 x 16, 11" tray ceiling
    - 2.1.1.11.1.2 Wood flooring
    - 2.1.1.11.1.3 Lighting, fan
    - 2.1.1.11.1.4 3 large Bow windows facing pool area
  - 2.1.1.11.2 Master bath
    - 2.1.1.11.2.1 15 x15 9' ceiling
    - 2.1.1.11.2.2 Tile flooring
    - 2.1.1.11.2.3 Large walk-in shower, large spa bath tub (whirlpool)
    - 2.1.1.11.2.4 Separate vanities, drawers and under-counter storage
    - 2.1.1.11.2.5 Lighting
      - 2.1.1.11.2.5.1 *Above mirrors, dimmer*
      - 2.1.1.11.2.5.2 *Recessed above shower and bath tub*
  - 2.1.1.11.3 Walk-in closet
    - 2.1.1.11.3.1 15' x 14', 9' ceiling
    - 2.1.1.11.3.2 Two separate chest of drawers
    - 2.1.1.11.3.3 Hanging areas, ( about 40-50 linear feet)
    - 2.1.1.11.3.4 Carpet flooring
- 2.1.1.12 *Laundry room*
  - 2.1.1.12.1 10' x 8', 9' ceiling
  - 2.1.1.12.2 Broom closet, drawers and cabinets
  - 2.1.1.12.3 Bosch Nexxt 500 series washer and dryer
- 2.1.2 Upstairs

*2.1.2.1 2 stair cases:*

2.1.2.1.1 Central from front entrance door to landing on first floor

2.1.2.1.2 Back from back entrance to landing on first floor

*2.1.2.2 Main landing area leading to bedrooms, upstairs family room/Office, gym, extra closet and bonus room*

2.1.2.2.1 29' x 12', 9' ceiling

2.1.2.2.2 Wood flooring, multiple recessed lights

2.1.2.2.3 Attic access

*2.1.2.3 Bedroom 1*

2.1.2.3.1 Room

2.1.2.3.1.1 12 x14, 10' ceilings

2.1.2.3.1.2 2 Windows on front of the house

2.1.2.3.1.3 Carpet flooring

2.1.2.3.1.4 Fan and light (dimmer)

2.1.2.3.2 Separate dressing room, 6' x 5', built in cabinetry, vanity and sink

2.1.2.3.3 Closet

2.1.2.3.3.1 5' x 6'

2.1.2.3.3.2 carpet flooring, overhead light

2.1.2.3.3.3 shelf unit, separate shelves and about 12-15" clothes bars

2.1.2.3.4 Shared Bath/shower/toilet with BR2

2.1.2.3.4.1 10 x 6

2.1.2.3.4.2 Bath with shower

2.1.2.3.4.3 Toilet

2.1.2.3.4.4 Tile floor

*2.1.2.4 Bedroom 2*

2.1.2.4.1 Room

2.1.2.4.1.1 13' x 15', 9' ceiling

2.1.2.4.1.2 2 Windows on back of the house

2.1.2.4.1.3 Carpet flooring

2.1.2.4.1.4 Fan and lights

2.1.2.4.2 separate dressing room, 7' x 5', vanity and sink

2.1.2.4.3 Closet

2.1.2.4.3.1 7' x 7'

2.1.2.4.3.2 Carpet flooring, overhead light

2.1.2.4.3.3 Shelf unit, separate shelves and about 20" clothes bars

2.1.2.4.4 Shared Bath/shower/toilet with BR1

2.1.2.4.4.1 10' x 6'

2.1.2.4.4.2 Bath with shower

2.1.2.4.4.3 Toilet with extractor

2.1.2.4.4.4 Tile floor

*2.1.2.5 Upstairs family room/office*

2.1.2.5.1 21' x 16', Barn ceiling 11'

2.1.2.5.2 carpet flooring

2.1.2.5.3 recessed light, fan and light ( dimmer)

2.1.2.5.4 2 large windows

*2.1.2.6 Exercise room*

2.1.2.6.1 13' x 12', 9' ceiling

2.1.2.6.2 Wood flooring

2.1.2.6.3 2 windows

2.1.2.6.4 Closet

2.1.2.6.4.1 4' x 7'

2.1.2.6.4.2 Built-in drawers and clothing rods ( 16-18')

*2.1.2.7 Bedroom 3*

2.1.2.7.1 Room

2.1.2.7.1.1 12' x 14", 9' ceiling

2.1.2.7.1.2 2 Windows on front of the house

2.1.2.7.1.3 Carpet flooring

2.1.2.7.1.4 Fan and lights

2.1.2.7.2 Closet

2.1.2.7.2.1 9' x 5'

2.1.2.7.2.2 Carpet flooring

2.1.2.7.2.3 Built in chest of drawers, shelving and clothes rods

2.1.2.7.3 Full bathroom

2.1.2.7.3.1 6' x 10'

2.1.2.7.3.2 Shower, vanity, toilet

2.1.2.7.3.3 Lighting

2.1.2.7.3.4 Carpet flooring

*2.1.2.8 Bonus room*

2.1.2.8.1 Music area

2.1.2.8.1.1 15' x 14', 9' ceiling

2.1.2.8.1.2 1 window facing rear of home

2.1.2.8.2 Full Bar

2.1.2.8.2.1 Granite countertop, drawers and cabinets

2.1.2.8.2.2 Seating for 4-6

2.1.2.8.3 Media area

2.1.2.8.3.1 29' x 23', 9' ceiling

2.1.2.8.3.2 Built-in audio/video center and book shelves

2.1.2.8.4 Windows to front (3) and rear of home (5)

- 2.1.2.8.5 Wood flooring
- 2.1.2.8.6 Dedicated AC/Heating unit
- 2.1.2.9 *Hall closet,*
  - 2.1.2.9.1 4' x 4'
  - 2.1.2.9.2 Built in shelves, carpet flooring

## 2.1.3 Garage/Porte Cochere

- 2.1.3.1 *3 car garage*
  - 2.1.3.1.1 21' x 20' and overhead lighting
  - 2.1.3.1.2 2 garage doors with remotes
  - 2.1.3.1.3 2 large windows to front yard

## 2.1.4 Interior utilities

- 2.1.4.1 *AC/Heating*
  - 2.1.4.1.1 Downstairs
    - 2.1.4.1.1.1 x ton unit with exterior compressor
  - 2.1.4.1.2 Upstairs
    - 2.1.4.1.2.1 x ton unit with exterior compressor
  - 2.1.4.1.3 Bonus room
    - 2.1.4.1.3.1 x ton unit with exterior compressor
- 2.1.4.2 *ADT alarm system*
  - 2.1.4.2.1 Burglar alarm
  - 2.1.4.2.2 Fire/CO Alarm
- 2.1.4.3 *2 water heaters*
  - 2.1.4.3.1 50 gallons
  - 2.1.4.3.2 Gas

## 2.2 Exterior

### 2.2.1 Yard: approx 2 acres

- 2.2.1.1 *Perimeter 4 slat wood fencing ( including additional dog wires)*
- 2.2.1.2 *Watering system*
- 2.2.1.3 *Landscaped, and landscape lighting*

### 2.2.2 Pool yard

- 2.2.2.1 *Fenced, gated, lockable pool area; 50' x40'*
- 2.2.2.2 *Pool 22' x 40" max 6' deep with built in spa ( 9' x11') and waterfall feature*
- 2.2.2.3 *Pea gravel /slate decking*
- 2.2.2.4 *Pool equipment*
  - 2.2.2.4.1 Main pump and Filter
  - 2.2.2.4.2 Pool cleaner pump and cleaner
  - 2.2.2.4.3 Water heater and air pump for spa
- 2.2.2.5 *Covered back porch*
  - 2.2.2.5.1 17' x 11', x' ceiling

2.2.2.5.2 Fan and light

2.2.2.5.3 Slate flooring

2.2.3 Garden shed 20' x 12'

## 2.3 Exterior utilities

2.3.1 fully, zoned watering system

*2.3.1.1 Up to x stations, y are used and programmed*

*2.3.1.2 Front, side and back yard, beds and pool area*

2.3.2 Septic system; under service contract

2.3.3 Buried, 500 gallon propane

2.3.4 Landscape lights for front of house and pool area

2.3.5 Outdoor spot and ambiance lights (LED)

2.3.6 Electric front gate

## 3 Office

### 3.1 General

3.1.1 50' x 80' industrial metal building

3.1.2 Designed for 120mph winds

3.1.3 Fully insulated with open/close roof venting

3.1.4 Concrete apron 20 x 50

3.1.5 Electrical: 110 plugs and 220 plug, 200 amp service on separate meter. Two outside 30A RV connections

### 3.2 Warehouse

3.2.1 Approximately 2750 sq ft

3.2.2 Possibility of industrial racking ( TBD)

3.2.3 12' overhead metal door, 2 man doors

3.2.4 Industrial fluorescent and spot overhead lighting, 2 zones

### 3.3 Office portion

3.3.1 Approx. 1250 sq ft

3.3.2 Main office 20' x 50' (1000 sq ft)

*3.3.2.1 8 windows,*

*3.3.2.2 Double metal front doors*

*3.3.2.3 Cat5 network and telephone wiring*

*3.3.2.4 12 each 2' x 4' fluorescent lighting units*

*3.3.2.5 8' drop ceiling*

3.3.3 assembly/work room

*3.3.3.1 9' x 17'*

*3.3.3.2 4 each 2' x 4' fluorescent lighting units*



### 3.3.4 Kitchen

*3.3.4.1 9' x 17'*

*3.3.4.2 3 each 2' x 4' fluorescent lighting units*

*3.3.4.3 Metal sink, wood cabinets*

### 3.3.5 Separate men/ladies bathrooms with vanities

*3.3.5.1 4' x 7'*

*3.3.5.2 Toilet, sink and medicine cabinet*

*3.3.5.3 Light and extractor fan*

### 3.3.6 Full AC/Heating/Water heater: serviced regularly

### 3.3.7 Septic system

*3.3.7.1 2 additional connection points*

*3.3.7.2 Under service contract*

## 4 Horse barns

### 4.1 Priefert Barn

4.1.1 60' x 40'

*4.1.1.1 Fully insulated*

*4.1.1.2 Separate breaker box*

*4.1.1.3 Automatic fly spray system*

4.1.2 9 each 12' x 12' stalls

*4.1.2.1 Clay under-footing, full mats*

*4.1.2.2 Overhead fan for each stall as well as automatic water trough*

*4.1.2.3 Automatic fly system*

*4.1.2.4 Metal/wood doors, wood lower and metal upper walls*

*4.1.2.5 Window for each stall*

4.1.3 1 each 12 x12 tack room with 9 individual cubbies, and AC unit

4.1.4 Central hall way

*4.1.4.1 15' x 60'*

*4.1.4.2 Concrete plus HD rubber mats*

*4.1.4.3 4 overhead fans and fly system*

4.1.5 2 Outdoor seating areas

*4.1.5.1 Covers*

*4.1.5.2 Wood decks*

### 4.2 Barnmaster barn

4.2.1 36' x 48"

*4.2.1.1 Separate breaker box*

*4.2.1.2 Automatic fly spray system*

*4.2.1.3 Insulated walls*

- 4.2.2 5 each 12 x 12 inside stalls
  - 4.2.2.1 *Clay under-footing, full mats*
  - 4.2.2.2 *Overhead fan for each stall as well as automatic water trough*
  - 4.2.2.3 *Automatic fly system*
- 4.2.3 1 each 12 x12 tack room with 9 individual cubbies, and AC unit
- 4.2.4 Central hall way
  - 4.2.4.1 *12' x 36'*
  - 4.2.4.2 *Concrete plus HD rubber mats*
  - 4.2.4.3 *2 overhead fans and fly system*
- 4.2.5 2 each outside stalls 12 x 12
  - 4.2.5.1 *Clay under-footing, full mats*
  - 4.2.5.2 *Overhead fan for each stall as well as automatic water trough*
  - 4.2.5.3 *Automatic fly system*
- 4.2.6 Club room, 12 x12, insulated and AC unit
- 4.2.7 Two Wash racks with drainage

## 5 Hay/Supply barn/shed

- 5.1 Metal shed 40' x 60', fully enclosed
- 5.2 Three 12' overhead doors
- 5.3 Concrete floor
- 5.4 Overhead lights, 30 amp RV plug, 2 extractor fans

## 6 Arenas

- 6.1 Open arena
  - 6.1.1 Loam and rubber footing
  - 6.1.2 Full dressage court size (60m x 20m)
  - 6.1.3 Two high output lights
  - 6.1.4 Metal pipe fencing
  - 6.1.5 Outdoor seating area 30' x 12"
    - 6.1.5.1 *Covers*
    - 6.1.5.2 *Wood decks*
- 6.2 Covered arena
  - 6.2.1 240' x 80', 16' horse clearance
  - 6.2.2 Larger than dressage court
  - 6.2.3 Safety wood fencing
    - 6.2.3.1 *Inside Metal structure*
    - 6.2.3.2 *5' high, 4 horizontal slat*

6.2.3.3 *Flat top*

6.2.3.4 *Slanted base to protect horses/riders*

6.2.4 Large, no distortion mirrors, approx. 75' wide and 8' tall

6.2.5 Electrical

6.2.5.1 *20 high bay lights, on 2 circuits*

6.2.5.2 *2 each 110v 4 plug units at each end of arena*

6.3 60 foot Round pen

6.3.1 Loamy footing

6.3.2 Metal pipe fence, x 6' high

6.3.3 Wood slat liners inside fence to protect horses/riders

6.3.4 Lighting

## 7 Horse pastures

7.1 17 dedicated pastures

7.2 Generally 1/3 to 1/2 acre fenced pastures

7.3 Generally 4-board treated wood fencing with 10 -12' metal gates

7.4 Many pastures have electric fencing

7.5 Automatic water troughs in each pasture ( mostly shared; two pastures for each trough)

7.6 Natural , loamy and grass footing

7.7 One or more trees in each pasture

## 8 Common areas

8.1 Trailer parking for at least 10-12 trailers

8.2 Electric front security gate

## 9 Retention ponds

9.1 House

9.1.1 2000 sq ft, depth 6-8 ft

9.1.2 Source: surrounding pastures, house and pool area

9.2 Barn area

9.2.1 10000 sq ft,depth 1-5 ft

9.2.2 4" out feed pipe

9.2.3 Source: mostly rainfall from covered arena. Also pastures on north portion of property. Water can be used for watering arenas