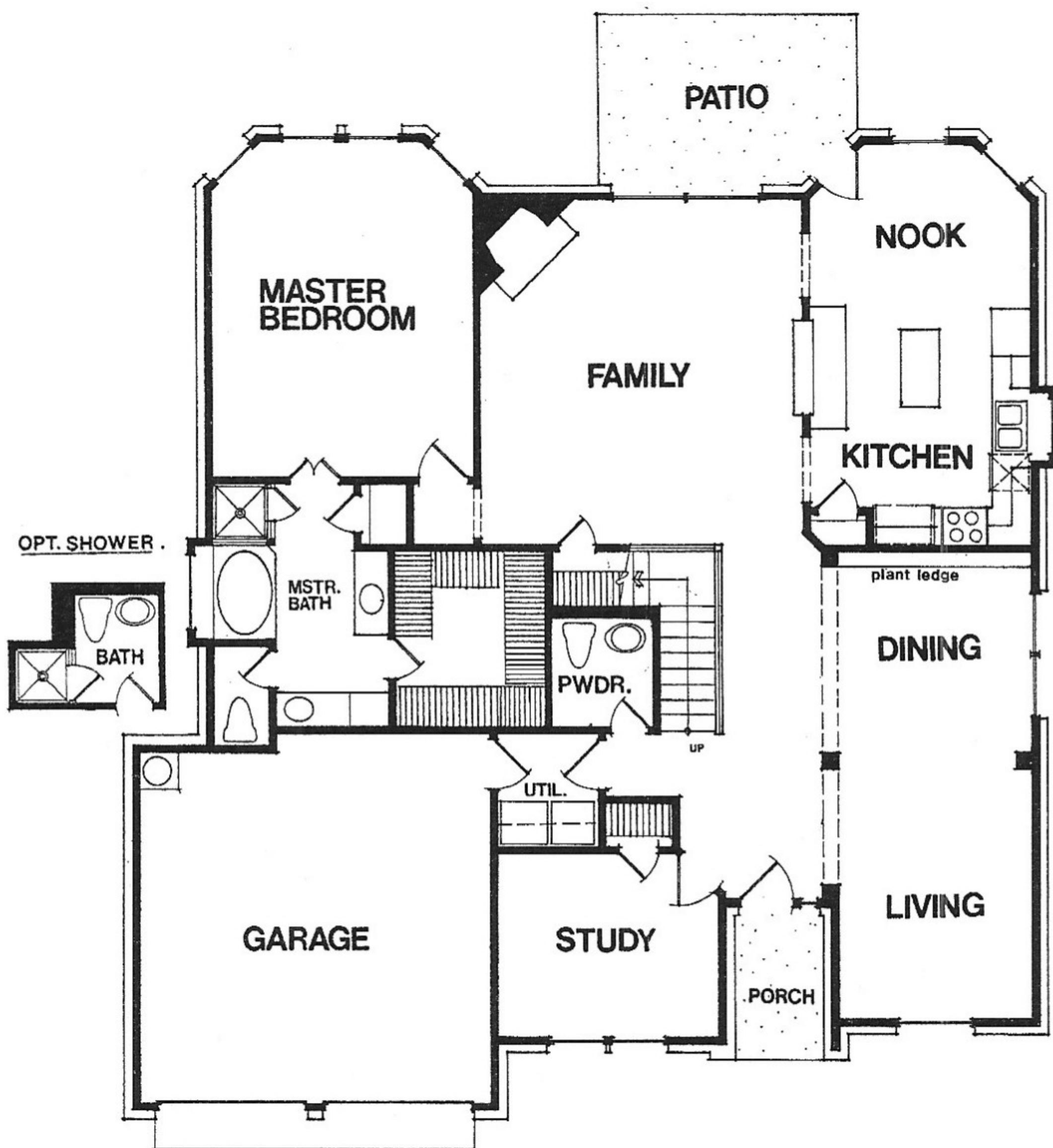
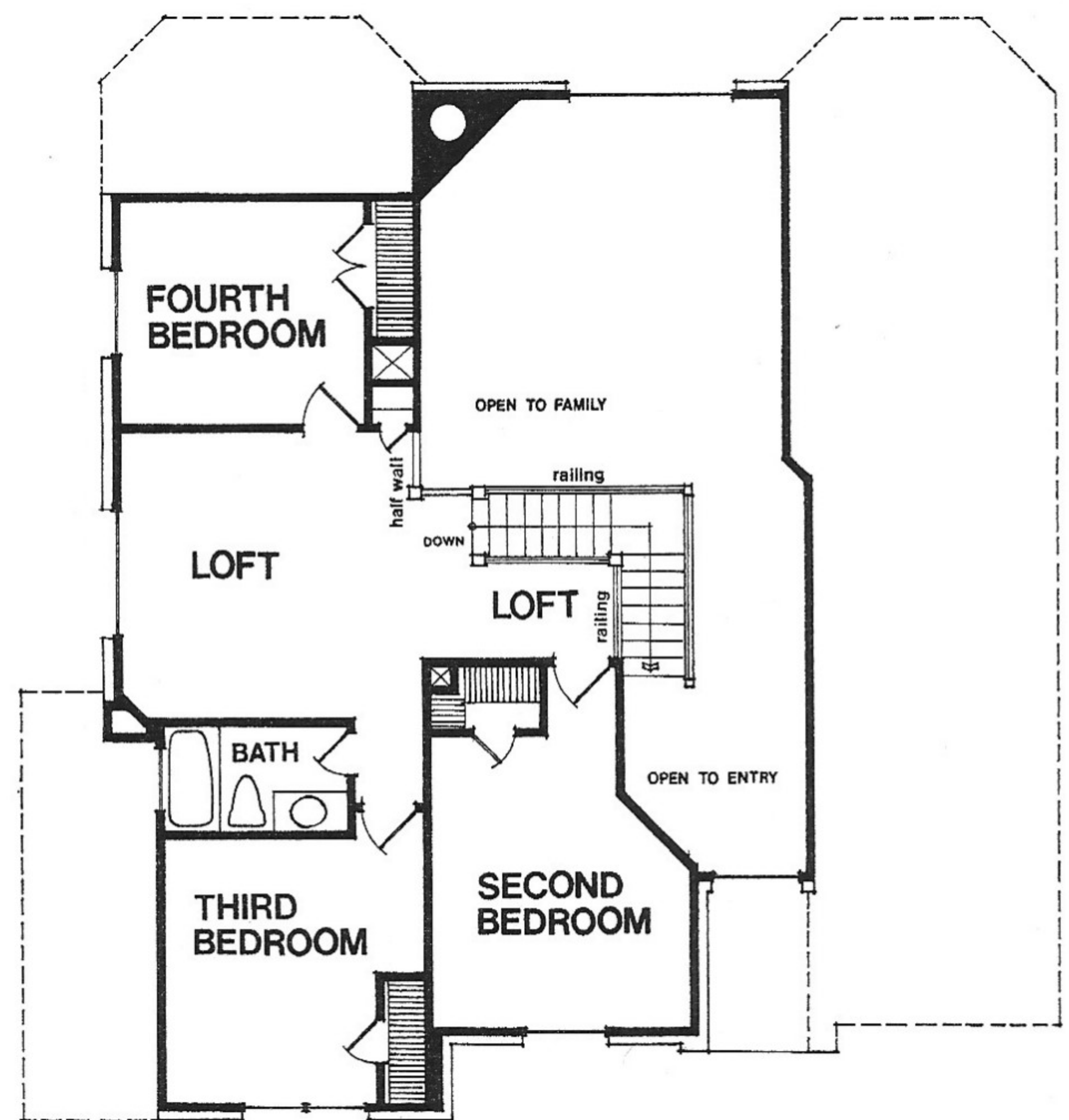


FIRST TEXAS HOMES[®]



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*We reserve the right to make additions or alterations from this plan
in a continuing effort to provide you with a better home.*
— First Texas Homes

BRADFORD

FIRST TEXAS HOMES

OUTSTANDING STANDARD FEATURES

Exterior

- Elegant mahogany front door with leaded glass
- Polished brass handle set on front door
- Bricked entry and front porch
- Distinctive concrete address block
- Keystone accents over windows and doors (per plan)
- Sodded front yard with deluxe landscape package
- Fully fenced back yard from back corners of house
- 10 x 10 concrete patio at back door (per plan)
- Elegant divided light LO-E insulated windows with white frames throughout house
- Hardiplank cement fiber siding (50 yr. warranty)
- Seamless aluminum gutters and downspouts on front of house
- Raised panel steel garage door pre-wired for opener

Interior

- Custom homes with soaring ceilings, spacious rooms, arched windows, art niches and plant ledges (per plan)
- Choice of wood or tile floors in entry
- Chair rail with picture frame molding below in dining room
- Full wall of picture frame molding in formal living room
- Custom stair rail and stained banister (per plan)
- Crown molding in dining, living or master
- Upgraded door castings and baseboards
- Custom crafted fireplace mantle with fluted legs and choice of ceramic tile (no hearth) or brick surround with hearth
- Wood burning fireplace with gas log starter
- Elegant raised panel interior doors with stylish polished brass lever door handles
- Upgraded 10 year wear/5 year stain warranty carpet with upgraded 1/2" 6# high density pad
- Designer wallpaper included in all full baths, below chair rail in breakfast nook and border in powder bath
- Upgraded Delta chrome plumbing fixtures in all baths (double handles)
- Pedestal sink, designer octagonal shaped mirror and elongated commode in powder bath
- Buyer's choice of two toned paint offered in 5 colors
- Hand finished texture on ceilings
- Full security system
- IBM Home Director Connection with advanced wiring to 5 locations

Master Suite and Bath

- Chair rail molding in master bedroom
- Custom raised ceiling (per plan)
- Cultured marble garden tub (no acrylic)
- Separate shower with 12 x 12 tile surround
- Upgraded Delta chrome bath fixtures
- Polished chrome light fixtures, trim on shower enclosure and bath hardware
- Designer wallpaper in master bath
- Elongated commode
- Storage shelves/shoe rack in walk-in closets (per plan)
- Custom-built his/her vanities painted white chip

Kitchen

- Ceramic tile floors in kitchen and breakfast nook
- Custom built kitchen cabinets with 42" cathedral uppers
- Wallpaper below chair rail in breakfast nook
- 12 x 12 ceramic tile back splash
- Maytag appliances
- Gas cook top with sealed burners
- Built-in 30" self clean electric oven
- Built-in microwave with turntable
- Multi-cycle "Quiet Pack" dishwasher w/time delay
- Recessed lighting in kitchen work area
- White enamel or stainless steel sink
- Delta plumbing fixtures with vegetable sprayer
- Island work center (per plan)
- Ice maker connection

Energy & Engineering

- High efficiency 13 SEER A/C
- Energy efficient gas heat
- Zoned A/C & heat in two story homes larger than 2475 sq. ft.
- Digital thermostats
- Energy efficient LO-E insulated windows
- Ridge and soffit vents for attic ventilation
- R-13 batt insulation in exterior walls
- R-30 blown insulation in flat ceiling areas
- R-22 batt insulation in vaulted ceilings
- R-6 air conditioning and heating ducts
- 1/16" sheathing
- Energy seal on all infiltration areas
- Quick recovery 50 gallon gas hot water heater

Construction

- Engineered post tension slab
- Copper electrical wiring
- Conv. cross-linked polyethylene pipe (PEX) water supply lines with brass stops & copper stub outs - insulated in attic & exterior walls
- Custom built construction - no pre-fab
- Job built cabinets
- 9' plate on first floor of two story homes
- 10 Year HOME of TEXAS Warranty protection
- Architectural roof shingles with 30 year manufacturer's warranty
- Exhaust fans in all baths and utility room
- Smoke detectors throughout home, including all bedrooms

Buyer Selections

Buyers choose from our large selection of the following:

- Brick and exterior paint
- Wood or ceramic tile floors for foyer
- Stain for custom job-built kitchen cabinets
- Ceramic tile floors for kitchen & breakfast nook
- Carpet
- Kitchen counter top
- Ceramic tile back splash
- Interior wall paint
- Wallpaper
- Vinyl flooring in utility room and baths

First Texas Homes, Inc. reserves the right to change plans, specifications and pricing at any time in a continued effort to provide a better home. First Texas Homes, Inc. is an Equal Opportunity Homebuilder. 1/24/09