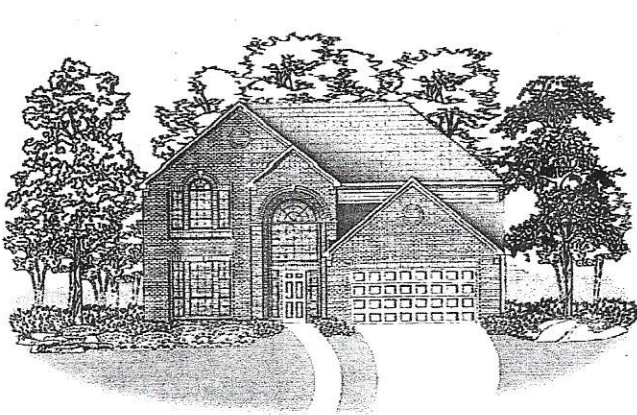


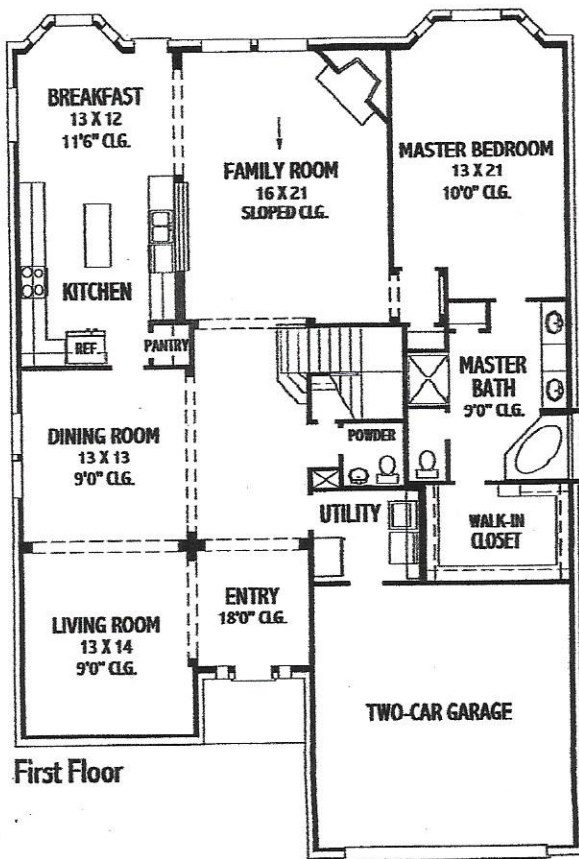
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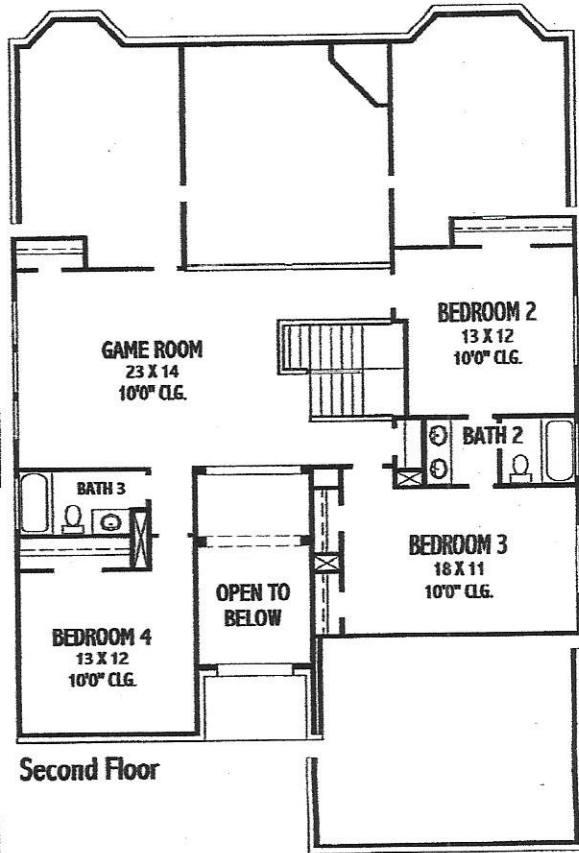
Elevation A



Elevation B



First Floor



Second Floor

Premier Class Features



**J. PATRICK
HOMES**

INTERIOR

- Elegant tile floors in Foyer, Kitchen and Breakfast Room, Powder Room, Utility Room and "wet" areas of all Bathrooms
- Raised panel interior doors with choice of designer hardware
- Separate paint color for walls and trim
- Security system installed and ready for optional monitoring
- Decorative fireplace with gas log lighter framed with ceramic tile and a full mantle
- Smoke detectors in all bedrooms
- Designer lighting package available in several decorative finishes
- Elegant "Decora" rocker type electrical switches
- Structured wiring package
- Designer paint accent colors in Kitchen, Master Bath and Powder Room
- Traditional open stairways combining stained and painted woodwork on all two story plans
- Crown moulding in Formal Dining Room and Master Bedroom
- Carpet with stain resistant protection over ½" pad
- Ceiling fan with light in Family Room, Game Room and Master Bedroom in choice of finishes
- High quality Moen faucets in all bathrooms
- Elongated commodes in all bathrooms
- Rounded sheetrock corners (except at windows and accent paint areas)

KITCHEN

- Well organized work and storage space with large island in most plans
- Full 1-lite insulated glass panel door at back for additional light
- Designer light fixture in Breakfast Area
- Elegant kitchen cabinets with choice of finishes featuring 42" wall cabinets
- Elegant and durable Silestone countertops with decorative ceramic tile backsplash
- Stainless steel 8" deep double sink with vegetable sprayer and garbage disposal
- General Electric built-in sealed burner gas cook-top with vent to outside, 30" self-cleaning oven, microwave and "power scrub" dishwasher

MASTER BEDROOM AND BATH

- Large whirlpool garden tub and separate shower with ceramic tile surrounds
- Double cultured marble sinks with MI-LO vanities
- Large walk-in closets
- Elongated commode
- Designer vanity lighting
- Ceiling fan with light in choice of designer finishes in bedroom

EXTERIOR

- Elegant coach lamps at front entry
- Brick entry porches
- Choice of American-Made brick on all four sides of first floor
- Privacy fenced rear yard
- Full gutters with splash blocks (detached garage not included)
- Algae-resistant dimensional shingles
- Breezeway for detached garage
- Prewired for garage door opener
- White framed windows with divided lites on front of home and an obscure divided lite at the Master Bath bathtub
- Outside weatherproof electrical outlets
- Three exterior water faucets
- Stained mahogany wood front door with choice of leaded glass inserts
- Landscaped front yard including shrubs, sod and one oak tree

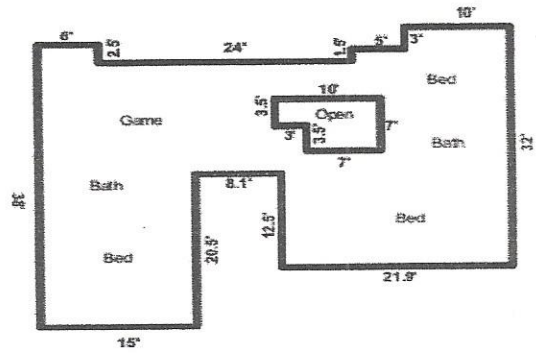
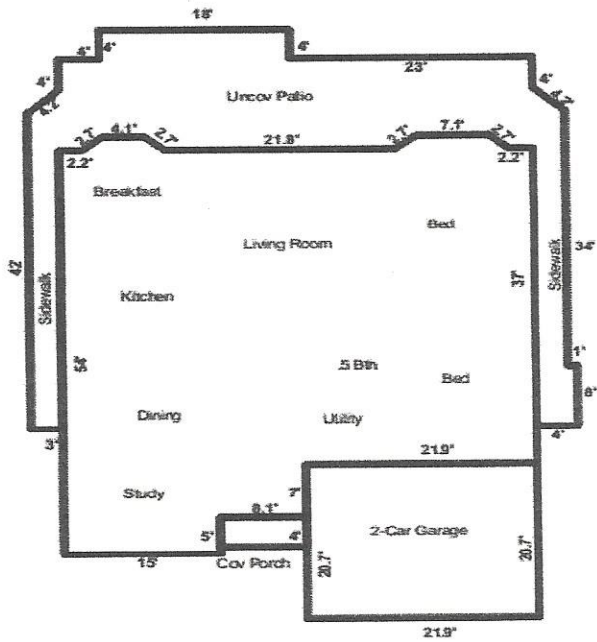
ENERGY EFFICIENT FEATURES

- Double pane insulated windows with low emissivity glass
- Energy efficient Trane A/C units with R-6 ductwork and zoned systems on all 2 story homes
- Three phase pressure seal to provide a cleaner, quieter home with less air leakage
- R-13 batt insulation in exterior walls with R-3 DOW sheathing behind brick areas
- R-22 batt insulation in sloped ceilings
- R-30 blown insulation in flat ceilings
- Ridge and soffit ventilation
- Cost efficient gas heat, water heater and kitchen cook-top
- TechShield radiant barrier roof decking

OTHER FEATURES

- 10 year HOME of Texas Limited Warranty Plan
- On-site custom framing
- Engineered post-tension slabs
- ¾" Tongue/groove plywood subflooring on two story plans which is glued and screwed
- Meeting with Builder before construction and walk through inspection before closing to assure satisfaction

Features subject to change without notice. Effective with homes sold and started after January 31, 2007.



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			First Floor
First Floor	2155	201	6.0 X 1.9 = 11.4
Open	-60	34	9.0 X 1.9 = 17.1
Second Floor	1324	200	45.0 X 42.0 = 1890.0
Total	3419	435	23.1 X 7.0 = 161.7
			15.0 X 5.0 = 75.0
			Total
			2155.2
Garage/Carport			Open
Attached Garage	453	85	10.0 X 3.5 = -35.0
			7.0 X 3.5 = -24.5
			Total
			-59.5
Porches/Patios			Second Floor
Patio	852	284	10.0 X 32.0 = 320.0
Porch	32	24	6.0 X 38.0 = 228.0
			5.0 X 29.0 = 145.0
			24.0 X 15.0 = 360.0
			9.0 X 20.5 = 184.5
			6.9 X 12.5 = 86.2
			Total
			1323.7

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