THE PARK
AT STEVENS RANCH

The Park at Steven's Ranch is a master-planned community located on the West side of San Antonio, at the northeast corner of State Highway 211 and Potranco Road. This ideal location allows for quick access to Loop 1604, US 90 and IH-10. The Park features oversized oak studded lots, with a community pool and recreation center. Come see the beautiful large home sites and community amenities.

Texas Homes if offering spacious one and two story plans from 1,977 to 3,748 square feet. These beautiful homes feature volume ceilings, 2 to 3 car garages and can be modified to fit your family's lifestyle. There are many options available for you to choose from including gourmet kitchens, oversized showers, media rooms and home offices. Texas Homes is also proud to offer our home buyers a design center in which you can truly customize the home of your dreams.

The Park is served by the Northside Independent School District and has NO CITY TAXES!
Come discover what The Park at Stevens Ranch has waiting for you!

TEXAS HOMES

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THE PARK AT STEVENS RANCH

~ CLASSIC SERIES ~

Included Features

DISTINCTIVE EXTERIORS

- Exciting new designs
- Dimensional composition 30 year roof
- Welcoming covered front porches per plan
- Fully sheetrocked, textured and painted garage
- Chain drive garage door opener and safety beam
- Concrete walks and driveways
- 6' privacy fence with gate
- Landscaped front yards uniquely designed for each home, with front yard irrigation system
- Fully sodded landscaping
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- Low maintenance fiber cement siding with 50-year warranty
- 6 panel Alterna painted front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- 10' x 10' concrete patio, deck or covered patio per plan

GRACIOUS INTERIOR DETAILS

- 9-foot ceilings on first and second floor, volume ceilings per plan
- 52" three-speed reversible ceiling fan in Family Room and Master Bedroom
- Raised panel interior doors with designer hardware
- Monterrey finish on walls, ceilings and garage
- Privacy lock on secondary baths and Owner's Retreat
- Rounded corners on first and second floor
- Decorator 20" x 20" ceramic tile flooring at Entry, Kitchen, Breakfast Area, Laundry and All Baths
- Decorator carpet in a wide choice of colors
- Cultured marble vanity with decorator lavatories in all secondary baths
- Wood shelving in all closets, linen and pantries
- Elegant custom lighting package
- Hard-wired smoke detectors with battery back-ups in all bedr
- Hard-wired smoke and carbon monoxide detector per plan ooms
- Decorator two-tone paint
- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex paint in master and secondary baths
- Oversized mirrors with decorative lighting in full baths
- Elongated commodes throughout
- Ceramic tile surround in all bathtubs and showers
- Pedestal sink at powder bath
- Decora or Rocker style electrical switches
- Pre-plumbed for a water softener
- 3 1/2" baseboards throughout house

GOURMET KITCHEN

- 42" cabinets in your choice of 2 different stain colors
- Energy Star Whirlpool multi-cycle dishwasher, in stainless steel
- Whirlpool electric range with microwave in stainless steel
- Icemaker connection for refrigerator. Water filtration system with connection to refrigerator and pre-plumbed for R/O system
- Prewire and switch for upper cabinet lighting
- Stainless steel 9" double compartment sink with chrome faucet
- 1/3 horsepower garbage disposal
- Granite countertops with 12" x 12" diagonal lay ceramic tile backsplash
- Spacious pantry (per plan)
- Energy conserving flush mount LED bulbs per plan

SPACIOUS MASTER BATHS

- Moen Chrome Chateau faucet
- Elegant mirrored vanities with decorative lighting
- Garden tub and separate glass-enclosed shower with ceramic 12" x 12" straight lay tile surrounds
- Built-in medicine cabinets matched to compliment cabinetry
- Fluorescent lighting in master closet

WARRANTY & VALUED CONSTRUCTION TECHNIQUES

- 10-year, fully transferable structural home warranty
- Third party inspector at four different stages of construction
- Post tension foundations individually engineered for each home
- Foundation quality ensured by foundation engineer inspections
- Minimum 3000 PSI high performance concrete for home foundation
- ¾" subfloor glued and fastened with ring shank nail
- Wind bracing per Engineered design
- Engineered joists for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
- Convenient 24-hour online customer service request via the internet
- Video inspection of homes sewer line before closing to ensure proper flow

TECHNOLOGY & ENERGY SAVING FEATURES

- Home Automation. Base package includes Quolsys Controller, Z Wave Thermostat(s) and two Z Wave light switches, Garage Door Controller, Security System, Additional Home automation upgrades are available at Design Center.
- Network Canister, Power at Can for Networking Equipment, Cable TV and Network Drops (3 of each) (locations specified by customer)
- Energy conserving Low-E^3 double paned insulated Vinyl windows
- Energy conserving radiant barrier roof decking
- Energy efficient 50 gallon rapid recovering electric hot water heater
- 15 SEER heating and cooling system with fresh air intake
- Energy conserving programmable thermostat
- Quality PEX plumbing system
- Duct work sealed and strapped at all connections
- R-13 batt insulation at exterior walls
- R-19 batt insulation on sloped ceilings with full baffles to soffit ventilation system
- R-38 batt/blown insulation in ceiling
- Energy conserving polysealant around base plates, doors, drywall penetrations and windows to prevent air infiltration
- Energy conserving flush mount LED bulbs throughout home
- Jumper ducts (per plan) to ensure proper air flow in specified rooms

ADDED VALUE

- In-wall pest defense system and termite pretreatment
- Customize your home during three personal consultations at our Design Center
- Personalized meeting with Networking, Home Audio and Home Automation Consultant to customize your home. Meeting is usually coordinated with first design appointment.
- Track the construction of your home online at Service.Texas-Homes.com
- Online customer communication system at Service.Texas-Homes.com

= *Energy Savings/Healthy Living*

EQUAL HOUSING LENDER

TEXAS-HOMES.COM

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~ Executive Series ~

Included Features

Distinctive Exteriors
- Stately elegance in updated stucco, brick and stone designs
- Exciting new designs with 3-car garages on most plans
- Dimensional composition roof with 30 year warranty
- 8-foot knotty alder front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- Welcoming covered front porches on most plans
- Fully sheetrocked and painted garage with steel door
- 2 Garage door openers with remotes
- Concrete walks and driveways with decorative finish
- 6-foot cedar privacy fence with gate
- Landscaped front yards uniquely designed for each home
- Grass in front, sides and back yard
- Sprinkler system in front, side and rear yard
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- 10x10 flatwork patio or deck (per plan)

Gracious Interior Details
- 10-foot ceilings on first floor, 9-foot ceilings on second floor (most plans)
- 52" three-speed reversible ceiling fan in Family Room and Master
- Raised panel interior doors with designer hardware
- Custom Monterrey drag finish on walls and ceilings
- Privacy lock on secondary baths and Owner's Retreat
- Rounded corners on first and second floor
- Decorator 20"x20" ceramic tile flooring at Entry, Kitchen, Breakfast Area, Laundry and All Baths
- Long-life decorator carpet in a wide choice of colors with 1/2" pad
- Cultured marble vanity with decorator lavatories in all secondary baths
- Wood shelving in all closets, linen and pantries
- Elegant custom lighting package
- Hard-wired smoke detectors with battery back-ups in all bedrooms
- Hard-wired smoke and carbon monoxide detectors per plan
- Decorator two tone paint
- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex painted walls in Master Bath and Secondary Baths
- Oversized mirrors with decorative lighting in full baths
- Ceramic tile surround in all bathtubs and showers
- Elongated commodes throughout
- Pedestal sink at powder bath
- Decora or Rocker style electrical switches
- Pre-plumbed for a water softener
- 5 1/8" baseboards throughout house

Gourmet Kitchen
- 42" upper cabinets in your choice of different stains and styles
- Built-in split appliances
- Energy Star Whirlpool multi-cycle dishwasher, in stainless steel
- Whirlpool self-cleaning built-in oven, in stainless steel
- Whirlpool 36" electric cooktop, in stainless steel, with ventahood
- Whirlpool space saver built-in microwave oven, stainless steel
- Granite countertops with 12"x12" ceramic tile backsplash
- Undermount Stainless steel double compartment sink with chrome faucet
- Icemaker connection for refrigerator. 2-StageWater filtration system with connection to refrigerator
- Prewire and switch for upper cabinet lighting
- 1/3 horsepower garbage disposal
- Energy conserving flush mount LED bulbs per plan

Spacious Master Baths
- Moen Eva Chrome wide spread faucet
- Granite vanity with oversized mirrors
- Seated make-up area with built-in medicine cabinet (most plans)
- Relaxing oversized 42"x 60" oval garden tub and Separate 42" glass-enclosed shower with ceramic 12"x12" straight lay tile surrounds
- Elongated commode in Master
- Ceramic tile floors

Warranty & Valued Construction Techniques
- 10-year, fully transferable structural home warranty
- Third party inspector during four different stages of construction
- Post tension foundations individually engineered for each home
- Foundation quality ensured by foundation engineer inspections
- Minimum 3000 PSI high performance concrete for home foundation
- Precision designed and manufactured wall panels and trusses for straighter walls and precise fit
- Metal beads on exposed outside sheetrock corners
- ¾" subfloor glued and fastened with ring shank nail
- Wind bracing per Engineered design
- Engineered Joists for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
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Energy Saving Features
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- Energy conserving Low-Esc double paned insulated vinyl windo ws
- Energy conserving radiant barrier roof decking
- Energy efficient 50 gallon rapid recovering electric water heater
- 15 SEER Carrier all-electric heating and cooling system featuring Puron and fresh air intake
- Energy conserving programmable thermostat
- Quality PEX plumbing system
- Duct work sealed and strapped at all connections
- R-13 batt insulation at exterior walls
- R-19 batt insulation on sloped ceilings with full baffles to soffit ventilation system
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