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**ColTex Development, Inc. Backgrounder  
Development, Design and Future Plans for  
*Courtyard on the Bluff at 7-R Ranch*  
A Vision of Escape and Serenity**

Stepping out of the commercial real estate development arena and into the high-end, custom residential property development arena, ColTex Development, Inc. (ColTex) offers an original, custom designed vacation home at 7-R Ranch in Gordon, Texas. *Courtyard on the Bluff at 7-R Ranch* is a vision of escape and serenity with all the style and amenities of a designer home just an hour away from downtown Fort Worth.

Linda Votaw and Steve Nichols, owners of ColTex, had specific objectives in mind when putting together their team of design and development experts for this project:

- Contemporary architecture incorporating a natural landscape
- Custom designed interior and exterior spaces that promote livability
- Energy and utility efficiencies incorporated through all elements.

**Contemporary architecture incorporating a natural landscape**

For a striking natural landscape, ColTex chose a 1.3 acre lot at 7-R Ranch because of its close proximity to Fort Worth and Dallas, natural settings featuring panoramic views from bluffs along the property's edge and multiple local amenities. Just a mile down the road at the 7-R Ranch, local amenities include a recently completed \$4 million recreational center with a private theater, gym and two new pools; equestrian center with boarding services and Eagle's Nest conservation lookout.

To capture the contemporary feel Linda and Steve envisioned, they chose award-winning architects Schwarz-Hanson for this one of a kind project. Incorporating the functionality of a human habitat and preservation of the landscape, Schwarz-Hanson's environmental design compliments the natural graded slope of the bluffs overlooking the lakes on 7-R Ranch in Palo Pinto County, creating a serene, balanced composition.

This weekend retreat will rise out of the hillside with native sandstone covering the exterior lower walls of the multi-level structure. With 2,842 sq. ft. of living space and over 2,550 sq. ft. of enclosed courtyard, covered porch and balconies, it's the perfect place to entertain. All efforts will be made to preserve the native conditions surrounding *Courtyard on the Bluff* with minimal disruption to all areas not receiving direct work during construction. To create an elegant contrast to the natural materials used in the exterior design, a corrugated metal roof outlines the environmentally conservative footprint of *Courtyard on the Bluff*.

### **Custom designed interior and exterior spaces that promote livability**

Creating the entrance to *Courtyard on the Bluff*, a large, enclosed private courtyard area is perfect for enjoying the surrounding beauty or entertaining guests. Renowned landscape designs by Bill Bibb of Archiverde Landscape Architecture in Dallas, utilizes all native plants in a contemporary presentation that compliments the balance and style of the *Courtyard on the Bluff*. Entrance to this designer courtyard is gained through an elegantly designed custom iron gate by local artisans, Eddy and Mary Phillips of Forgotten Works in Fort Worth.

Each of the three bedrooms features access to its own oversized, private covered deck to enjoy the view of the nearby lakes and natural vistas. Access to the private deck off the lower level master suite is available from both the bedroom and the Ken Voise custom designed bathroom area.

From the open floor plan of the dining and living area, the vaulted ceiling reaches upward and out over double doors to a covered deck that stretches the width of the 23' X 36' sq. ft. area. Floor to ceiling windows intensify the proximity of natural beauty to the outside, while a warm, inviting fireplace anchors the living area on the interior end of this upper level floor space.

Custom design and the highest level of craftsmanship are two reasons ColTex sought the help of Ken Voise at Voise Furniture and Cabinetry to create a kitchen that fits any cook or hostess needs. Professional style residential appliances mesh beautifully with the completely custom, hand finished design.

Imported, honed Jerusalem Gold Limestone from Lucasso Stone lies underfoot through all living areas, bringing a hint of nature indoors with tumbled edges and deposits of seashells and fossils in each tile.

Linda and Steve have made sure this original environmental design on the bluffs at 7-R Ranch has space for everything. Space for living, space for relaxing, space for entertaining, even space for up to four cars in the 2 oversized, two car garages on the west and east wings of *Courtyard on the Bluff*.

## **Energy and utility efficiency incorporated through all elements**

Energy efficient features designed to be accessible but aesthetically concealed are skillfully incorporated through all elements of *Courtyard on the Bluff*.

The Daikin® Absolute Comfort system, with local zone HVAC controls, was selected to give the homeowner and guests alike personal control of their individual environment and space. Advanced zoning capabilities for complete control over every square inch of *Courtyard on the Bluff* enhances energy efficiency and helps lower utility costs.

Two specifically designed, enclosed outdoor areas are designated for an environmentally friendly organic composting yard and a central location for all mechanical equipment necessary to support *Courtyard on the Bluff*. All utilities are conveniently housed underground and a whole house generator waits patiently to provide automatic standby power if ever needed.

*Courtyard on the Bluff* will be one of two originally designed custom homes by ColTex, and their team of design and development experts at 7-R Ranch. Home prices will start at \$700,000 to build as designed.

## **THE COLTEX DEVELOPMENT TEAM**

### **About ColTex Development, Inc.**

ColTex specializes in finding and developing unique properties to give vacation homeowners original, one-of-a-kind custom homes. Owners Linda Votaw and Steve Nichols have a combined 50 years of experience in commercial and residential real estate development and management.

[www.coltexdev.com](http://www.coltexdev.com)

### **About 7-R Ranch**

The 7-R Ranch is nestled in the cross timbers and hill country region of Texas. The community is located on the north side of I-20, in scenic Palo Pinto County, overlooking several private lakes. Only an hour west for Fort Worth and an easy drive from Dallas, 7-R Ranch is conveniently located close to all the great activities found in the bustling DFW metroplex, but far enough from them to enjoy the country lifestyle.

[www.7rranch.com](http://www.7rranch.com)

### **About Schwarz Hanson**

Founded in 1995, Schwarz Hanson Architects is a full-service architectural and planning firm with experience in municipal, educational, institutional, religious, health care, residential, and a wide variety of commercial projects and is located in Fort Worth. A small firm with large-scale project experience, Schwarz Hanson offers innovative design solutions, and attention to detail.

[www.schwarz-hanson.com](http://www.schwarz-hanson.com)

**Lucasso Stone**

Lucasso Stone is a wholesale distributor and manufacturers rep for natural stones from around the world, working closely with factories to bring the finest stones to the local market. Specializing in natural stones quarried from the earth including travertine, limestone, marble, and granite from their Fort Worth showroom and warehouse on Vickery Blvd. In Fort Worth.

[www.lucasso.com](http://www.lucasso.com)

**Forgotten Works**

Forgotten Works transforms used metals into stunning new and original designs. Working with a variety of metals rescued from a local scrap yard, local artisans Eddy and Mary Phillips work with clients to design and create one of a kind functional art. Located on Vickery Street in Fort Worth, Texas

**Archiverde Landscape Architecture**

Custom landscape design and installation, specializing in large scale, ranch properties. Located in Dallas, Texas.

[www.archiverde-us.com](http://www.archiverde-us.com)

**Voise Furniture and Cabinetry**

Design, millwork and installation of individually produced, custom furniture and cabinetry to fit any client's needs. Specializing in the highest quality of craftsmanship and durability.

[www.voisecustom.com](http://www.voisecustom.com)