

FLOOR PLAN GRAPHICS

July 11, 2018

File #009768.01.01

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Via Email:

Subject: Square Footage (SF) calculation for 805 Crystal Mountain Dr, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2013

In my opinion, regarding the above referenced property, the square footages (SF), as calculated from outside corner to outside corner, are outlined below:

2,766 SF - House, First Floor (Above Grade)
1,456 SF - House, Second Floor 1 (Above Grade)
653 SF - House, Second Floor 2, Guest Quarters/Bedroom 5 (Above Grade)
<hr/> 4,875 SF - House Total

The following are not included in the House Total above:

449 SF - Office/Gym/Studio (Above Grade)

814 SF - Garage & Storage (Above Grade)

449 SF - Attached Front Covered Porch

1568 SF - Attached Rear Decks

190 SF - Attached Second Floor Rear Deck

165 SF - Storage Adjacent to Guest Quarters/Bedroom 5 with Ceiling Heights Less Than 5' Above the Finished Floor

Please contact me if you have any questions.

Sincerely,
Alan Birdsong
Floor Plan Graphics LLC

- NOTES:** (1) Square footage calculations are in accordance with reference (a).
(2) This document and its respective floor plans are the property of Floor Plan Graphics and are licensed to the above named person for his or her exclusive use until such time as the listing agreement is terminated or the property has sold.