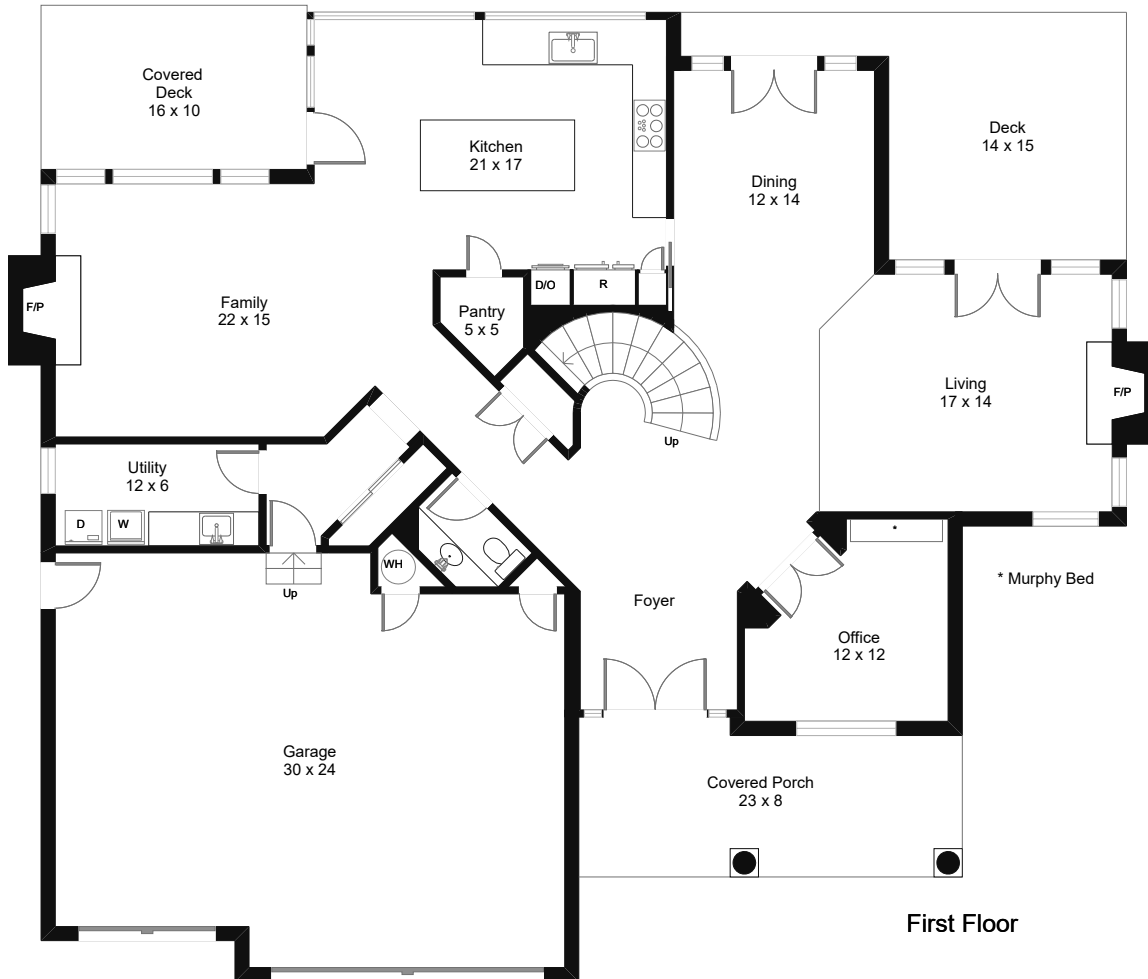
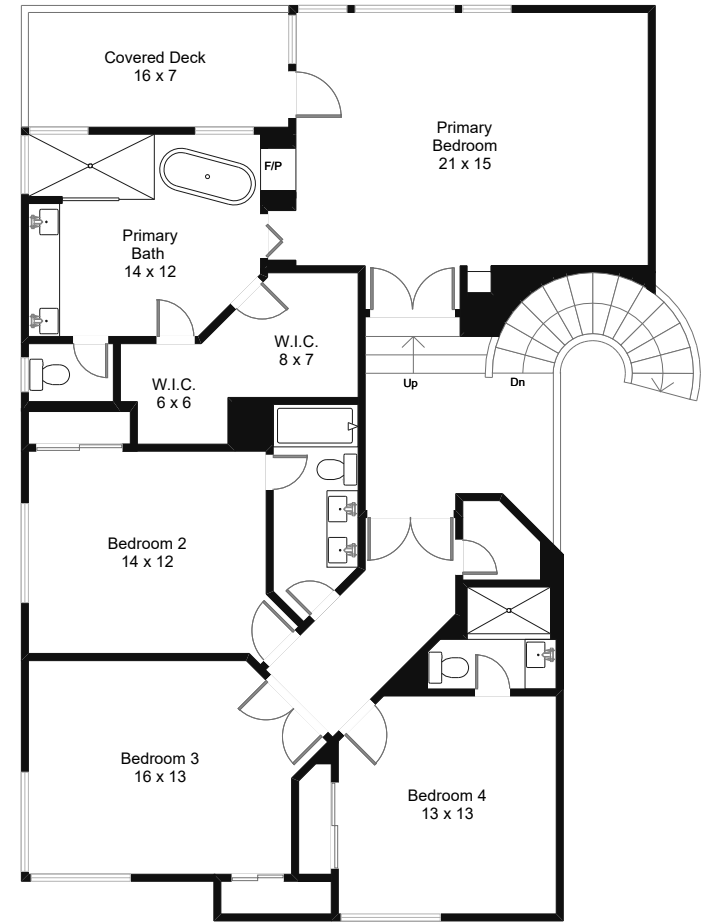


3106 Barton Point Drive Austin, Texas



First Floor



Second Floor

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Marketed by Joanie Capalupo, Broker Associate-Compass, 512.470.7467, joanie.capalupo@compass.com
Floor plan by Floor Plan Graphics LLC, 512.454.0383, FloorPlanGraphics.com

FLOOR PLAN GRAPHICS

October 27, 2023
File #014710.01.01
Joanie Capalupo
joanie.capalupo@compass.com

Via Email:

Subject: Square Footage (SF) calculation for 3106 Barton Point Dr, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2021

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

1,893 SF - House, First Floor (Above Grade)
1,706 SF - House, Second Floor (Above Grade)
<hr/> 3,599 SF - House Total

The following are not included in the House Total above:

- 751 SF - Garage (Above Grade)
- 198 SF - Attached Front Covered Porch
- 151 SF - Attached Rear Covered Deck
- 236 SF - Attached Rear Deck
- 113 SF - Attached Second Floor Covered Deck

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. Floor Plan Graphics LLC retains the rights and ownership of all intellectual properties that it produces.
 - (3) **Ceiling Height Requirements - To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 ft. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft. may be included in finished square footage.**