

FLOOR PLAN
GRAPHICS

April 17, 2026
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Anna Lee
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Via Email:

Subject: Square Footage (SF) calculation for 7321 Vista Mountain 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:

Above Grade Finished Areas

2,200	SF - House, First Floor
1,624	SF - House, Third Floor
3,824	SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

0	SF - House, Lower Level - Walls against grade are assumed to be 0'0" thick
0	SF - Total sum of finished areas on levels that are wholly are partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

3,824	SF - House Total (sum of Above Grade and Below Grade Finished areas)
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The following are not included in the House Totals above:

- 530 SF - Garage (Above Grade)
- 133 SF - Attached Front Covered Porch
- 237 SF - Attached Rear Covered Porch
- 31 SF - Attached Side Covered Porch
- 186 SF - Attached Rear Patio

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).
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