

FLOOR PLAN GRAPHICS

August 20, 2026

File #016381.01.01

Dru Brown
drubrown@moreland.com

Via Email:

Subject: Square Footage (SF) calculation for 2009 Port Royal 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

1,521 SF - House, First Floor

1,923 SF - House, Second Floor

3,444 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 or partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

3,444 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

381 SF - Garage (Above Grade)

90 SF - Attached Front Covered Porch

840 SF - Attached Rear Open & Covered Decks

147 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.