

FLOOR PLAN GRAPHICS

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Eric Moreland

eric@moreland.com

Via Email:

Subject: Square Footage (SF) calculation for 2503 Tydings Cove, 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

3,237 SF - House, First Floor

1,725 SF - House, Second Floor

4,962 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

4,962 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

835 SF - Garages (Above Grade)

453 SF - Attached First Floor, Front Covered Porch

597 SF - Attached First Floor, Rear Covered Porch

450 SF - Attached Second Floor, Front Covered Porch

551 SF - Attached Second Floor, Rear Covered Porch

131 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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