



FloorPlanGraphics.com

March 7, 2016
File 007457ac

Subject: Square Footage (SF) calculation for 4521 Commanders Point Dr, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2003

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

4,085 SF - Main House, First Floor (Above Grade)
3,315 SF - Main House, Second Floor (Above Grade)
2,242 SF - Main House, Third Floor (Above Grade)
477 SF - Main House, Observatory Above Study (Above Grade)

9,642 SF - Main House Total

1,855 SF - Guest House, First Floor (Above Grade)
1,077 SF - Guest House, Second Floor (Above Grade)

2,932 SF - Guest House Total

1,397 SF - Property Manager's Apartment, Second Floor
250 SF - Property Manager's Apartment, First Floor (Utility Room & Bath)

1,647 SF - Property Manger's Apartment Total

2,025 SF - Stable, Office, Kitchen & Meeting Room

1125 SF - Main House, Garage (3 Car)
58 SF - Main House, First Floor Covered Entry
660 SF - Main House, Second Floor Terrace
420 SF - Guest House, First Floor Covered Porch
395 SF - Guest House, Second Floor Covered Porch
526 SF - Guest House, First Floor Rear Deck
366 SF - Guest House, First Floor Side Deck
1815 SF - Garage Below Property Manager's Apartment (6 Car)
1679 SF - Stable, Stalls & Breezeway

Please contact me if you have any questions.

Sincerely,
Alan Birdsong
Floor Plan Graphics LLC

NOTE: Square footage calculations are in accordance with reference (a).