

FLOOR PLAN GRAPHICS

May 6, 2022

File #013524.01.02

Kathleen Bucher
kathleen@thebuchergroup.com

Via Email:

Subject: Square Footage (SF) calculation for 4310 River Garden Trail, Austin, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2013

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

4,692 SF - House, First Floor (Above Grade)
1,421 SF - House, Second Floor (Above Grade)
<hr/>
6,113 SF - House Total

The following are not included in the House Total above:

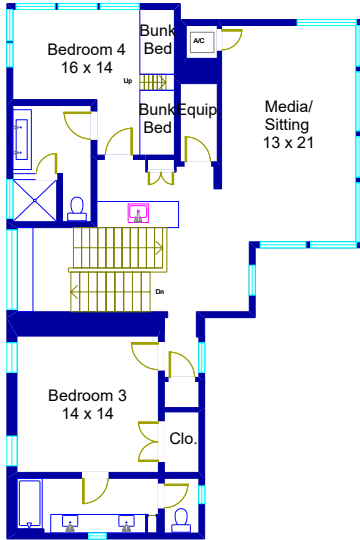
- 79 SF - Pool Bath - exterior access from House (Above Grade)
- 580 SF - Garage 1 and exterior Storage closet (Above Grade)
- 859 SF - Garage 2 and exterior Storage closet (Above Grade)
- 3188 SF - Attached Rear Decks, Pool, Spa and Grill area

Please contact me if you have any questions.

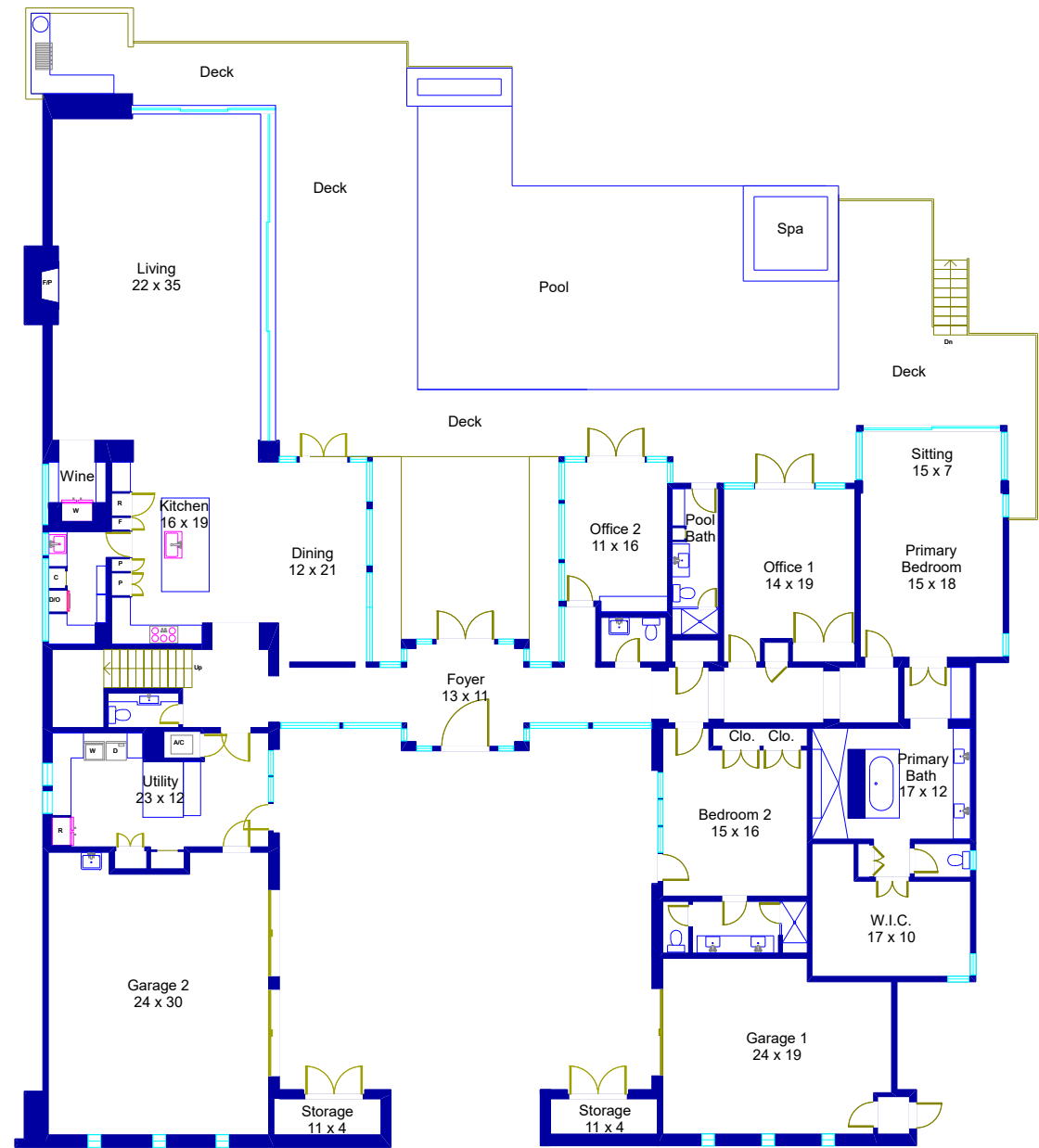
Sincerely,
Alan Birdsong
Floor Plan Graphics LLC

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.

4310 River Garden Trail Austin, Texas



Second Floor



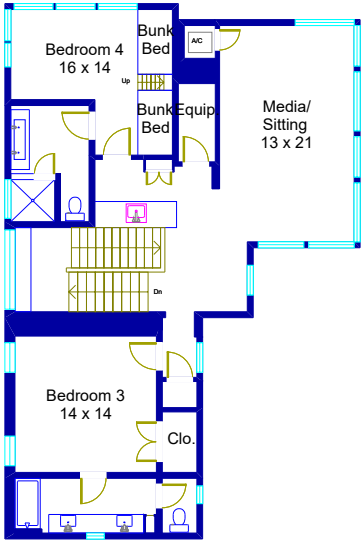
First Floor

© Floor Plan Graphics LLC 2022. This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics LLC and Keller Williams Realty make no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification. This floor plan and its respective square footage information and material remain the property of Floor Plan Graphics LLC.

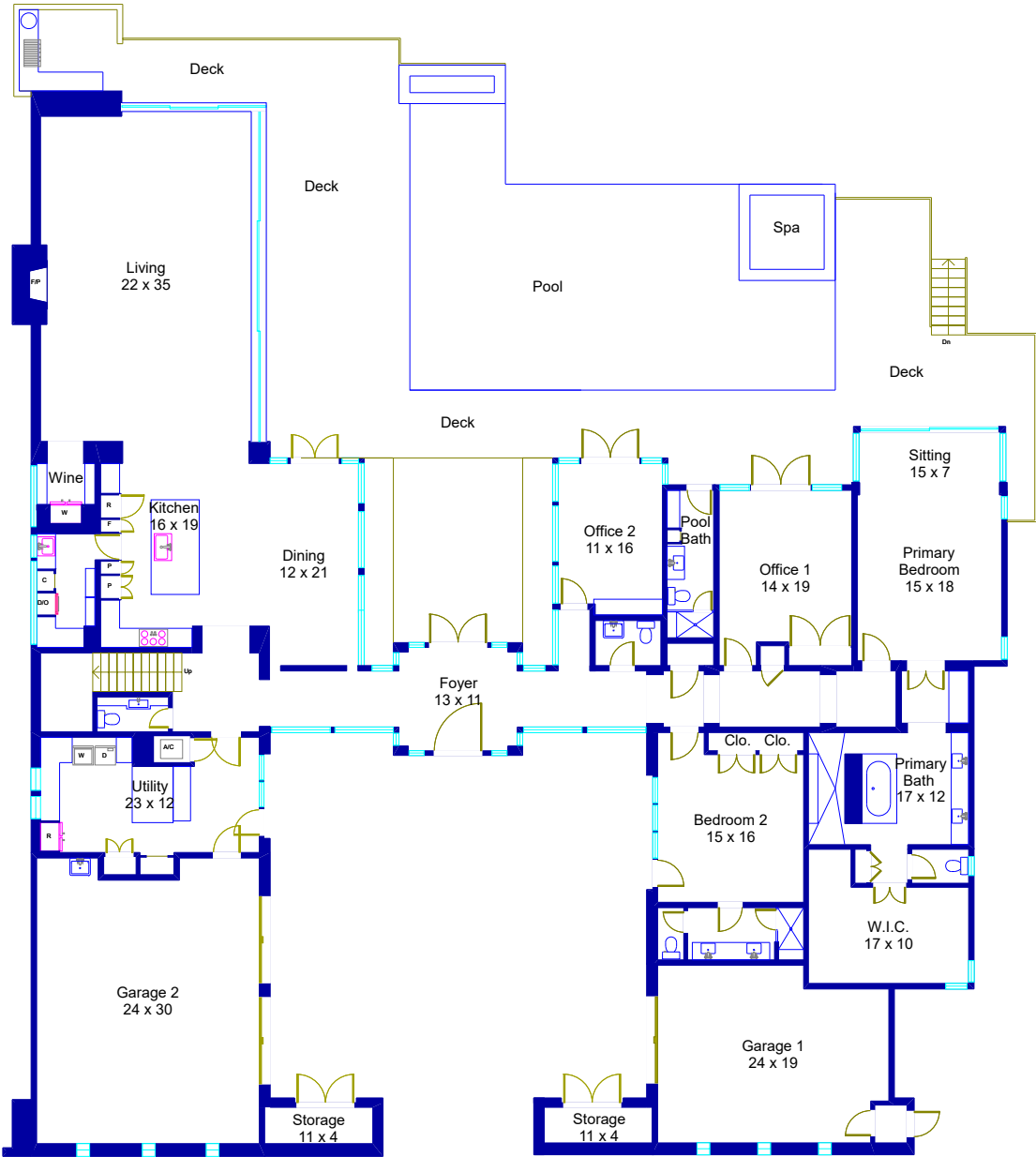


Marketed by Kathleen Bucher, The Bucher Group - Keller Williams Realty, 512.784.7169, kathleen@thebuchergroup.com
Floor plan by Floor Plan Graphics LLC, 512.454.0383, FloorPlanGraphics.com

4310 River Garden Trail Austin, Texas



Second Floor



First Floor



© Floor Plan Graphics LLC 2022. This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics LLC makes no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification. This floor plan and its respective square footage information and material remain the property of Floor Plan Graphics LLC.