Christopher Ausobsky,
Per your request, I have completed the square footage calculations for 3130 Bowser Rd. Based on measurements taken on 05/24/2024 the total GLA was calculated at 5,956sf based on the following breakdown:

1st Floor 3,923.12sf

2nd Floor 2033.23sf

Total SF 5,956sf(rnd)

Garage 910sf(rnd)

Additonal Area 1st Floor 242.50sf

Additional Areas 2nd Floor 122.20sf

Notes:
1. Calculations by other individuals may vary dependent upon the accuracy of the measurements taken, rounding variances, open areas, stairwells, room areas under 5' ceiling height, and minor variances between wall thicknesses.

- ANSI Z765-2021 was used for measuring, calculating, and reporting gross living area (GLA).

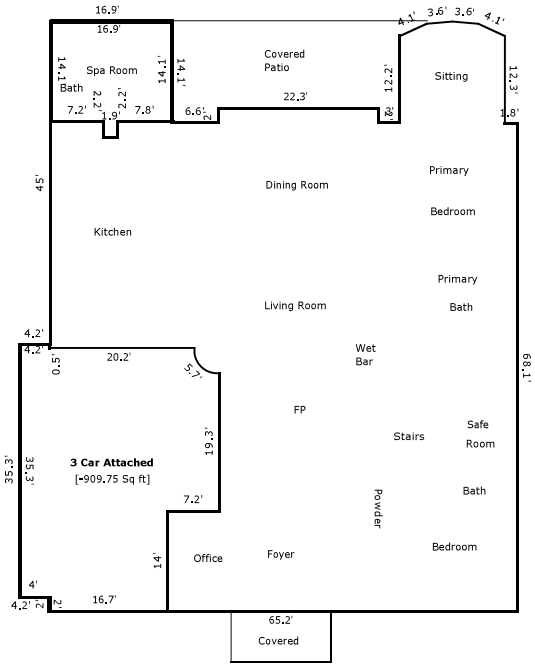
If you have any questions please do not hesitate to call (832) 275-2004.

--

Eric Stanley, SRA
Stanley & Company
Office (281) 597-1722
Fax (281) 597-1244
Cell (832) 275-2004
stanleyco@stanleyandcompany.net
www.stanleyandcompany.net

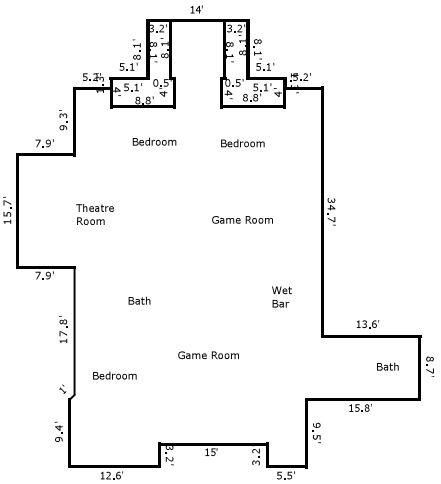
Building Sketch (Page - 1)

Borrower/Client							
Property Address	3130 Bowser Rd						
City	Fulshear	County	Fort Bend	State	TX	Zip Code	77441
Lender	Melanie Simpson						



Additional Areas at 1st floor is accessible only from the exterior

First Floor
[3923.12 Sq ft]



Additional Areas at second floor are room areas with under 5' ceilings

Second Floor
[2033.23 Sq ft]

TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower/Client							
Property Address	3130 Bowser Rd						
City	Fulshear	County	Fort Bend	State	TX	Zip Code	77441
Lender	Melanie Simpson						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
Additional Area	-242.5 Sq ft	1.9 × 2.2	=	4.2
		14.1 × 16.9	=	238.3
First Floor	5075.3 Sq ft	35.3 × 4.2	=	148.3
		22.3 × 2	=	44.6
		65.2 × 68.1	=	4440.1
		14.2 × 16.9	=	240
		0.1 × 31.9	=	3.2
		14.6 × 12.3	=	179.6
		7.2 × 1.7	=	12.2
		0.5 × 1.7 × 3.7	=	3.1
		0.5 × 3.7 × 1.7	=	3.1
		0.5 × 7.2 × 0.3	=	1.1
3 Car Attached	-909.8 Sq ft	16.7 × 2	=	33.4
		20.7 × 12	=	248.4
		27.9 × 19.3	=	538.5
		4 × 4.2	=	16.8
		3.5 × 20.2	=	70.7
		0.5 × 3.5 × 3.5	=	6.1
		Negative Arc	=	4.1
Additional Area	-61.1 Sq ft	3.2 × 8.1	=	25.9
		4 × 8.8	=	35.2
Second Floor	2155.5 Sq ft	15.7 × 7.9	=	124
		14 × 8.1	=	113.4
		24.2 × 1.3	=	31.5
		34.6 × 34.7	=	1200.6
		5.5 × 3.2	=	17.6
		8.7 × 15.8	=	137.5
		15 × 20.5	=	307.5
		12.6 × 9.4	=	118.4
		8.8 × 11.9	=	104.7
		0.5 × 0.7 × 0.7	=	0.2
Additional Area	-61.1 Sq ft	8.8 × 4	=	35.2
		3.2 × 8.1	=	25.9
Total Living Area (Rounded):	**5956 Sq ft**			